

**VILLAGE OF LAKE ODESSA
PLANNING COMMISSION
REGULAR MEETING**

PROPOSED AGENDA

**MONDAY, SEPTEMBER 28, 2026 - 7:00 P.M.
PAGE MEMORIAL BUILDING
839 FOURTH AVENUE
LAKE ODESSA, MI 48849**

1. Call to Order / Roll Call
2. Approval of Agenda
3. Public Comment
Under the Open Meetings Act, any citizen may come forward at this time and make comment on items that appear on the agenda. Comments will be limited to three minutes per person. Anyone who would like to speak shall state his/her name and address for the record. Remarks should be addressed to the chair in a courteous tone. No person shall have the right to speak more than once.
4. Minutes: To approve the meeting minutes from the following Planning Commission meetings:
 - a. Minutes from the regular Planning Commission meeting of July 27, 2026
5. Public Hearing:
 - a. A special use application from the Lake Odessa Civic and Agricultural Association has been submitted to construct a proposed replacement building on the main Fairgrounds parcel 34-101-050-000-025-00, also known as 1640 Fourth Ave, owned by the Village of Lake Odessa. A small building and part of a larger building will be removed, and the new building will be constructed in their location in the SE area along Fairgrounds St.
 - b. Proposed amendments to the zoning ordinance are to the Definitions Section 36-5 (M) to add “Mini-warehouses and self-storage facilities” and to the Highway Commercial District (HC) Section 36-35 (g) (3) (p) to add this same use as a special use. A zoning map change is proposed for 5 parcels known as 1413 and 1316 Second St, parcel numbers 34-101-060-000-060-01, 34-101-060-000-065-00, 34-101-060-000-070-00, 34-101-051-000-220-00, 34-101-051-000-235-00 from R-1 Low Density Residential to HC Highway Commercial District
6. Action and Discussion items:
 - a. Consider the special use application from the Lake Odessa Civic and Agricultural Association.
 - b. Consider request for the zoning changes listed above in 5(b).
 - c. Review and consider approval of the updated Master Plan draft.
7. Board Member Comments
8. Adjournment

**VILLAGE OF LAKE ODESSA
PLANNING COMMISSION**

MINUTES

**REGULAR MEETING
MONDAY, JULY 27, 2026 - 7:00 p.m.
Page Memorial Building
Lake Odessa, Michigan**

Present: Karen Banks, Beth Barrone, Mark Borden, Susan Mesack, Meg Wheeler
Absent: Ken Misiewicz
Staff Present: Zoning Administrator Jeanne VanderSloot

1. **CALL TO ORDER:** Meeting called to order by Chair Wheeler at 7:00 p.m.
2. **PUBLIC COMMENT:** None.
3. **MINUTES:** Motion by Barrone, support by DeJong, to approve minutes of March 23, 2026 regular meeting. All ayes; motion carried.
4. **ACTION AND DISCUSSION ITEMS:**
 - a. Request from Lake Odessa Civic and Agricultural Association for Special Use Permit.
Fair Board president Bill King presented a request for a special use permit for a proposed new livestock barn. The property has been surveyed. It appears building encroaches into the right-of-way of Fairgrounds Street and there has been difficulty determining the exact location of the right-of-way. Zoning Administrator VanderSloot will work with the applicant and Ionia County to determine the right-of-way location.
 - b. Re-Zoning Request from Alma Tire Companies.
VanderSloot gave overview of the applicant's request. Tony Grace, CEO of Alma Tire Companies, owner of the former Jerry's Tire establishment, presented a summary of his request for rezoning of the subject parcel, which is currently a non-conforming use in the R-1 Zone. Options presented include: conditional re-zone, re-zone to HC (Highway Commercial), or re-zone to HC (Highway Commercial) with text amendment to add mini storage as a permitted or special use. Following discussion, motion by Banks, support by Borden, to refer matter to the Village Council in accordance with Section 36-173(a), with recommendation to rezone subject parcels to HC (Highway Commercial) with text amendment to allow mini storage as a special or permitted use. All ayes; motion carried.
 - c. Master Plan Review
Aayush Patel and Chris Khoury from McKenna were present to provide the most current draft of the proposed new Master Plan. They stated that amendments to the Michigan Planning Enabling Act in the middle of the Master Plan update process changed requirements with regard to housing. They further stated that if the former Jerry's Tire

parcels are re-zoned, the Master Plan will need to be further updated to reflect changes to the land use map and zoning designations.

Discussion was held re: potential dialogue with Odessa Township to consider forming a joint planning commission to enact zoning outside village limits, and the need to add a review of village easements to the Master Plan's action items.

Patel and Khoury suggested possibly performing a stand-alone housing analysis, which could take four to six months. They will submit a proposal to the Planning Commission describing scope of work and cost prior to the next regular meeting.

5. **ADJOURNMENT:** Motion by Banks, support by Barrone, to adjourn. All ayes; motion carried. Meeting adjourned at 8:25 p.m.

Respectfully submitted,

Karen Banks, Secretary



Paid
AUG 07 2026
Cash \$150.00
KSF

Lake Odessa
Page Memorial Building
839 Fourth Avenue
Lake Odessa, MI 48849

Phone: (616) 374-7110

Fax: (616) 374-0040

website: www.lakeodessa.org

Site Plan Review Application

This application must be completed in full and approved by the Lake Odessa Planning Commission before beginning any construction, excavation or use regulated by the Lake Odessa Zoning Ordinance.

Proposed Request: ☒ Special Use Permit ☐ Commercial ☐ Industrial ☐ Residential

Remove 60% of old Cattle/Livestock Building Currently
used By Lake Odessa Fair Located on Village Property
At Fairgrounds / Construct New 60' x 100" Livestock Barn
with 15" wings Along 100' Length North & South Sides

Property Information

Address 1640 4th Ave

Parcel Tax ID Number 34-101-050-000-02500 Number of Acres or Square Feet 9000 Sq Ft

Legal Description (use attachments if needed)

Photo Attached

Applicant Information

Name Lake Odessa Civic's App. Ass.

Address 1640 4th Ave

City Lake Odessa State MI Zip 48849

Phone Numbers (616) 291-0245 () ()

Property Owner Information (if different from applicant)

Name Village of Lake Odessa (Leased By Lake Odessa Fair)

Address

City Lake Odessa State MI Zip 48849

Phone Numbers () () ()

Site Plan Review Application (page 2)**Present Zoning District**Parks & Rec**Present Use of the Property**Lake Odessa Fair Grounds**Site Plan** (see zoning ordinance section 36.66 for details)

Include a site plan showing the location of the proposed use, any existing structures or the proposed location of any new construction or additions. Site plans must contain all of the information required in the Lake Odessa Zoning Ordinance.

Affidavit

I certify and affirm that I am the property or building owner or the owner's authorized agent and that I agree to conform to applicable zoning laws of the Village of Lake Odessa. I also certify and affirm that this application is accurate and complete to the best of my knowledge. I hereby give permission for Village representatives to visit this location.

Signature Agent Bill M King Lake Odessa Fair Pres. Date 8-6-26
 Signature Owner Village of Lake Odessa Date _____

Office / Zoning Administrator Use

Fee paid _____ Date _____

Application Approved _____ Date _____

Conditions of Approval _____

Application Denied _____ Date _____

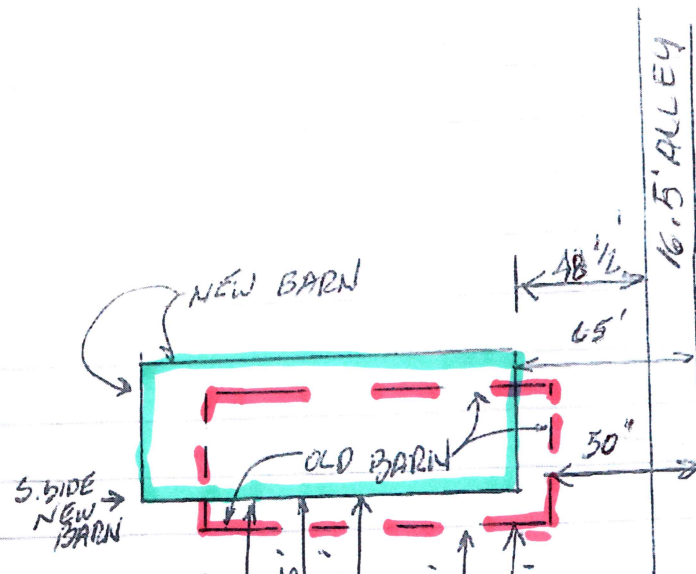
Reason for Denial _____

Zoning Administrator Signature _____

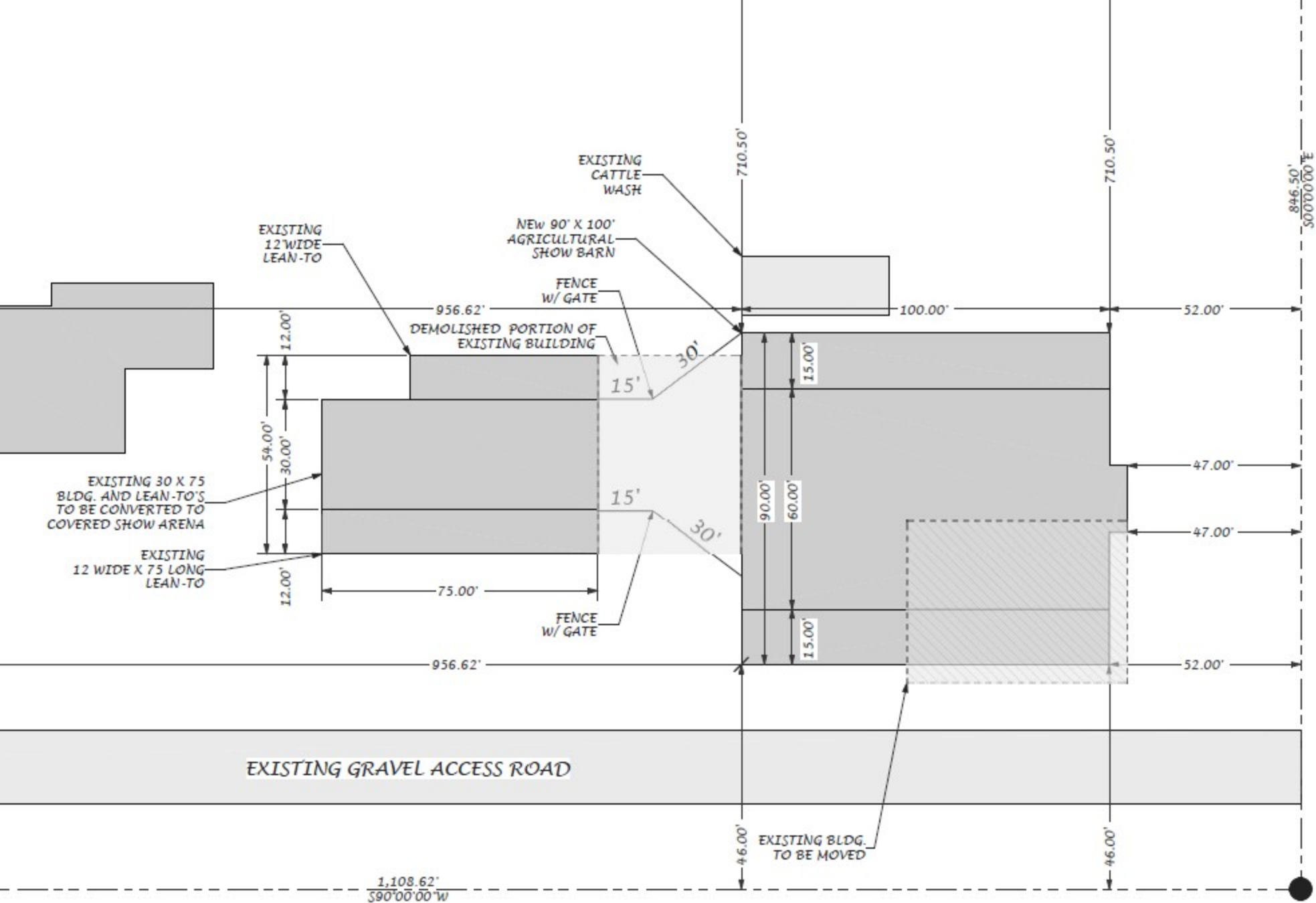
Date _____

1"=20'

NO SCALE



457.88
475.0



34-100-028-000-020-00

34-100-028-000-045-00

34-100-027-000-080-00

34-100-028-000-060-00

BONANZA RD

BONANZA RD

34-101-090-000-235-00

34-101-050-000-015-00

34-101-090-000-230-00

34-101-090-000-070-00

34-101-090-000-065-60

34-101-090-000-065-50

34-101-090-000-065-40

34-101-090-000-095-00

34-101-090-000-065-20

34-101-090-000-065-10

34-101-090-000-210-00

CLARK ST

34-101-090-000-205-00

34-101-090-000-060-10

34-101-090-000-050-00

34-101-090-000-110-00

34-101-090-000-055-00

34-101-090-000-040-00

34-101-050-000-025-00

FAIRGROUNDS ST

FOURTH AVE

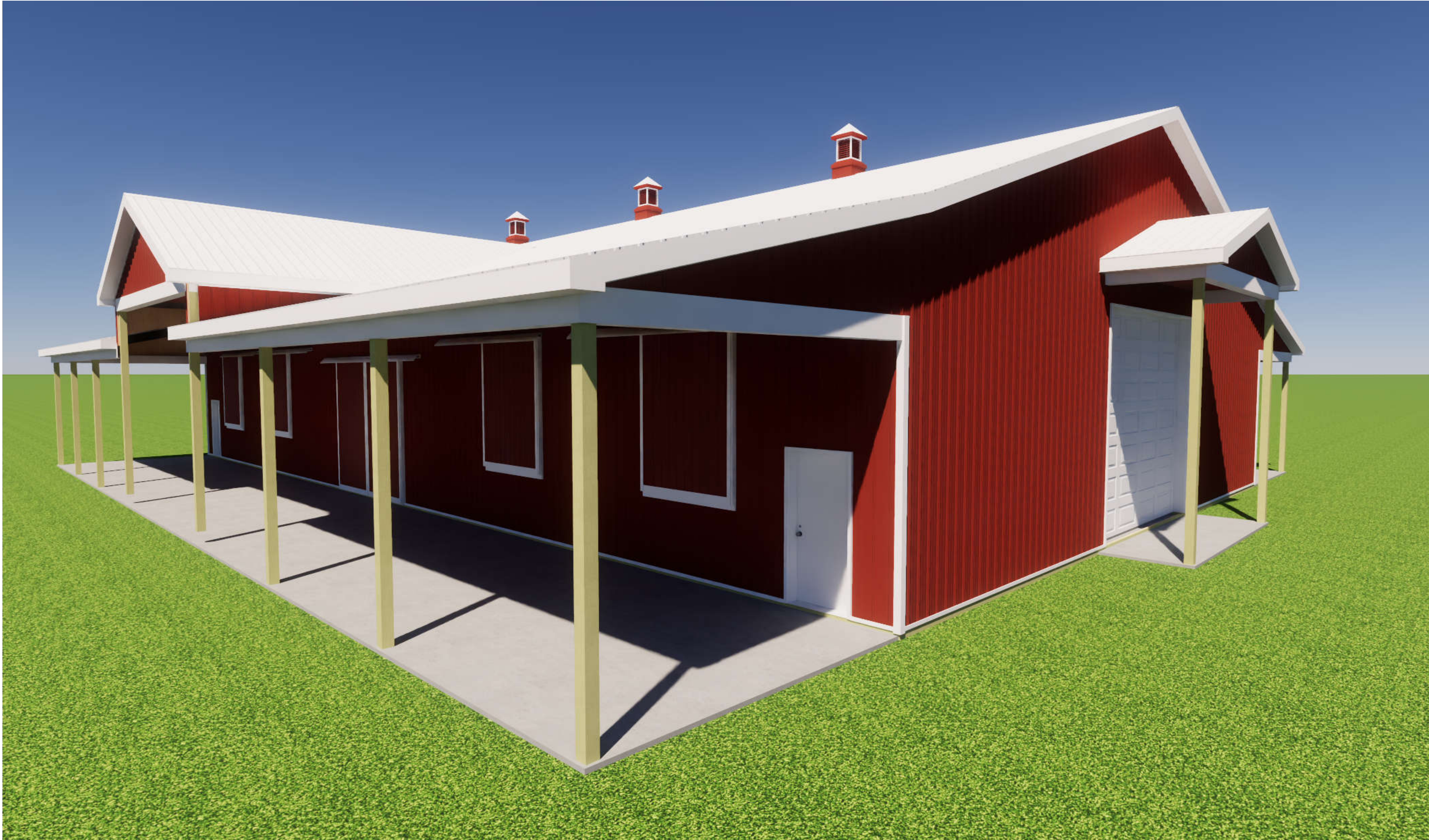
34-100-028-000-030-00

34-101-160-000-005-00

34-101-050-000-050-00

FOURTH AVE

JORDAN LAKE AVE



V01 PERSPECTIVE VIEW 01
SCALE: -0"

Codes Summary

Site Address:	### Street Lake Odessa, MI 48849
Local Jurisdiction:	Caledonia Township, Michigan
Applicable Building Code:	Michigan Building Code 2021 (MBC) Accessibility Code ANSI/ICC 117.1-2017
Use Group Occupancies:	Agricultural (Animal Show Barn) (Utility and Misc. per MBC 312.1)
Construction Type:	Type V-B
Automatic Sprinkler System:	Non-Sprinklered Building
Tenant Floor Area:	Retail Floor + Exterior Open Porches : 4,304 Sq. Ft.
Actual Area:	Total 6,000 Sq. Ft. (9,090 Sq. Ft. w/ Open Porches)
Allowable Floor Area:	Total 9,625 Sq. Ft.
Proposed Building Height:	Total Height : 21' - 4 3/4" Approx. Roof Midpoint : 17' - 10 1/8"
Fire Rated Separation:	Non separated occupancies per MBC 508.4.
Draftstopping:	N/A : No Concealed Attic Space More Than 3,000 Sq. Ft.
Fire Extinguishers:	Must be located within 75' of every location within the building. Rated 3A:40BC per NFPA 10 and IFC 906.
Fire Alarm System:	One manual pull station required per MBC 907.2.2
Maximum Common Path of Egress:	U : 75'-0" w/o prinkler system per MBC Table 1006.2.1
Maximum Exit Access Travel Distance:	U: 300'-0" w/ sprinkler system per MBC Table 1017.2 400'-0" w/o sprinkler system per MBC Table 1017.2
Raised Character and Braille Exit Signs:	Provided at each door to an area of refuge, an exterior area for assisted rescue, an exit stairway, an exit ramp, an exit passageway and the exit discharge per MBC 1013.1
Occupant Load:	1 Occupant per every 300 Sq. Ft. = 30.3 (131 Occupants)

Codes Implemented

Building:	2021 Michigan Building Code
Fire/Life Safety Code:	2021 International Fire Code
Accessibility:	ICC/ANSI 117.1-2017
Energy Code:	N/A : Agricultural Barn / Cold-Storage
Plumbing:	2021 Michigan Plumbing Code
Mechanical:	2021 Michigan Mechanical Code
Electrical:	2021 Michigan Electrical Code

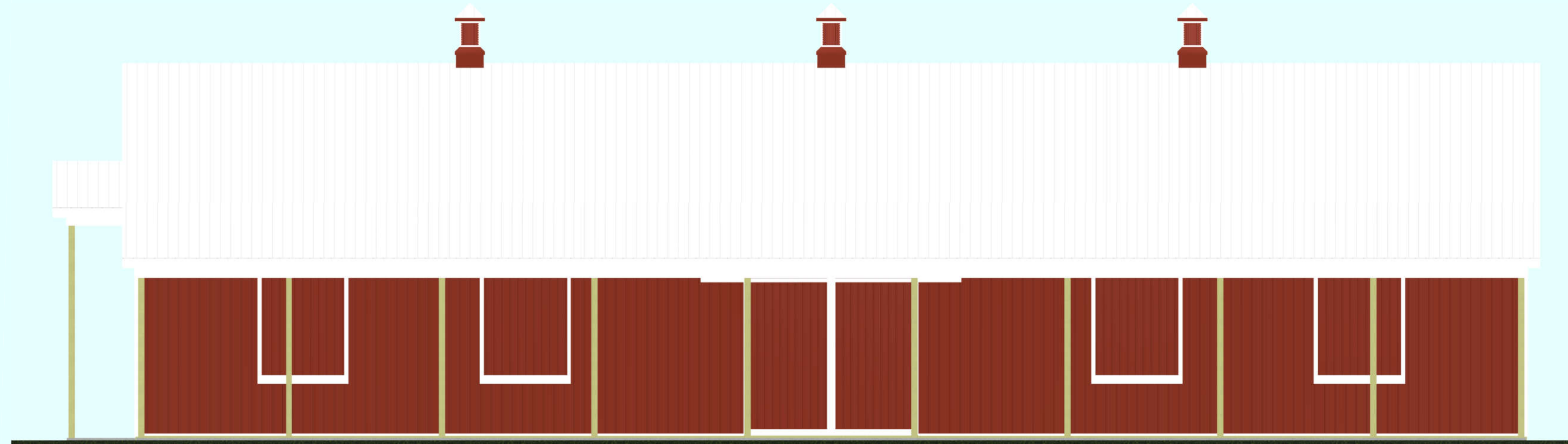
- ENGINEERING DATA -

ACCORDING TO THE MICHIGAN SOIL ASSOCIATION MAP, LAND IS PREDOMINATELY LOAMY SOILS	
ALLOWABLE SOIL BEARING PRESSURE	1,500 PSF (ASSUMED)
LIVE LOADS	
WIND	90 MPH EXP. 'C'
GROUND SNOW AS PER IBC CODE PG	50 PSF

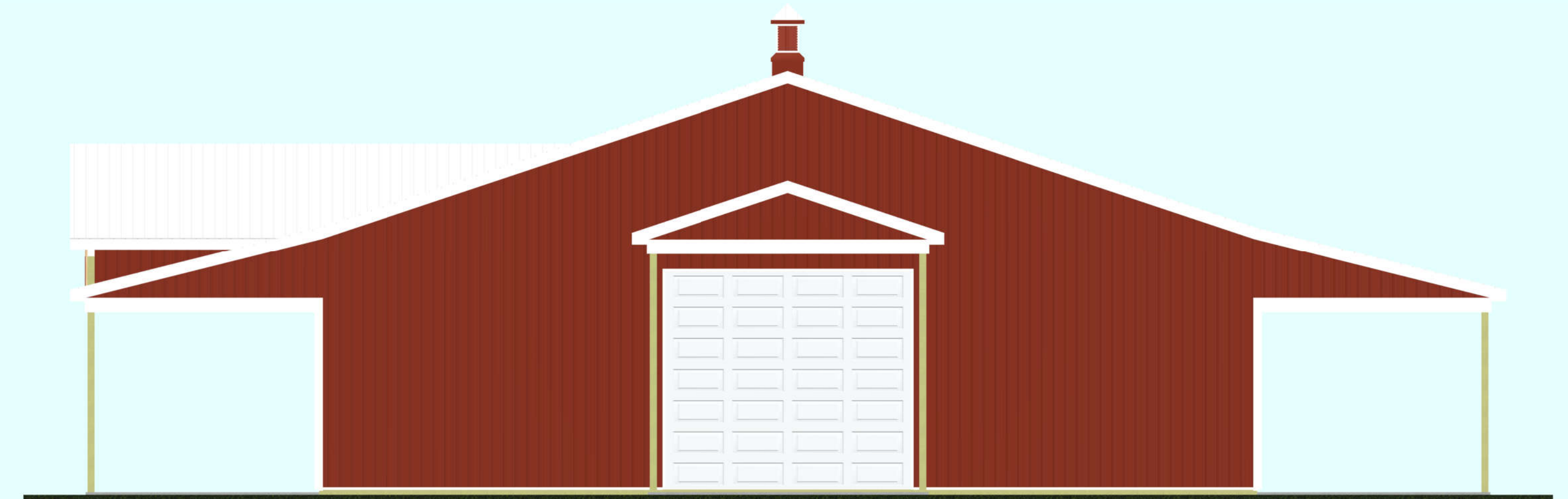
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ID	TITLE
A-#	PAGE NUMBER
P##	PLAN VIEW
V##	3D PERSPECTIVE VIEW
E##	ELEVATION VIEW
S##	SECTION VIEW
D##	DETAIL DRAWING
L##	LAYOUT DRAWING
H##	SCHEDULE

LAKE ODESSA FAIR ASSOCIATION PROJECT	
LABEL	TITLE
A-1	3D VIEW / COVER SHEET
A-2	ELEVATIONS
A-3	POST LAYOUT AND FLOOR PLAN
A-4	TYP. CROSS SECTION
A-5	TYP. CROSS SECTION & DETAILS
A-6	SITE PLAN
A-7	SITE PLAN (SOUTHEAST BLOW-UP)
A-8	STEEL LAYOUT SECTION
A-9	STEEL WALL LAYOUT A
A-10	STEEL WALL LAYOUT B
A-11	STEEL ROOF LAYOUT

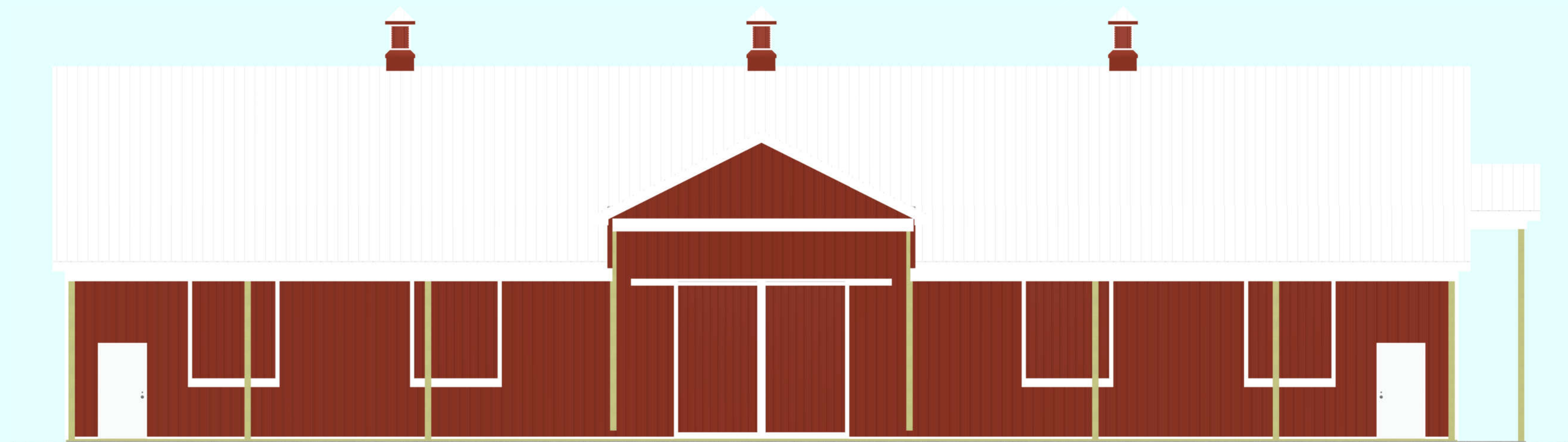
A-1	SHEET NO.:	DATE: 8/26/2026	DRAWN BY: LANCE VOORHEIS	PROPOSED PROJECT FOR: LAKE ODESSA FAIR ASSOCIATION	3D VIEW / COVER SHEET	42 PARALLEL CONSTRUCTION 9811 THOMPSON ROAD LAKE ODESSA, MICHIGAN 48849 PHONE : (800) 693-2000 FAX : (616) 693-2930 WEB SITE : WWW.42PARALLELCONSTRUCTION.COM	
				ATTN : BILL KING P.O. BOX 669 LAKE ODESSA, MICHIGAN 48849 PHONE : (616) 291-0245 E-MAIL : bking@aisequip.com			



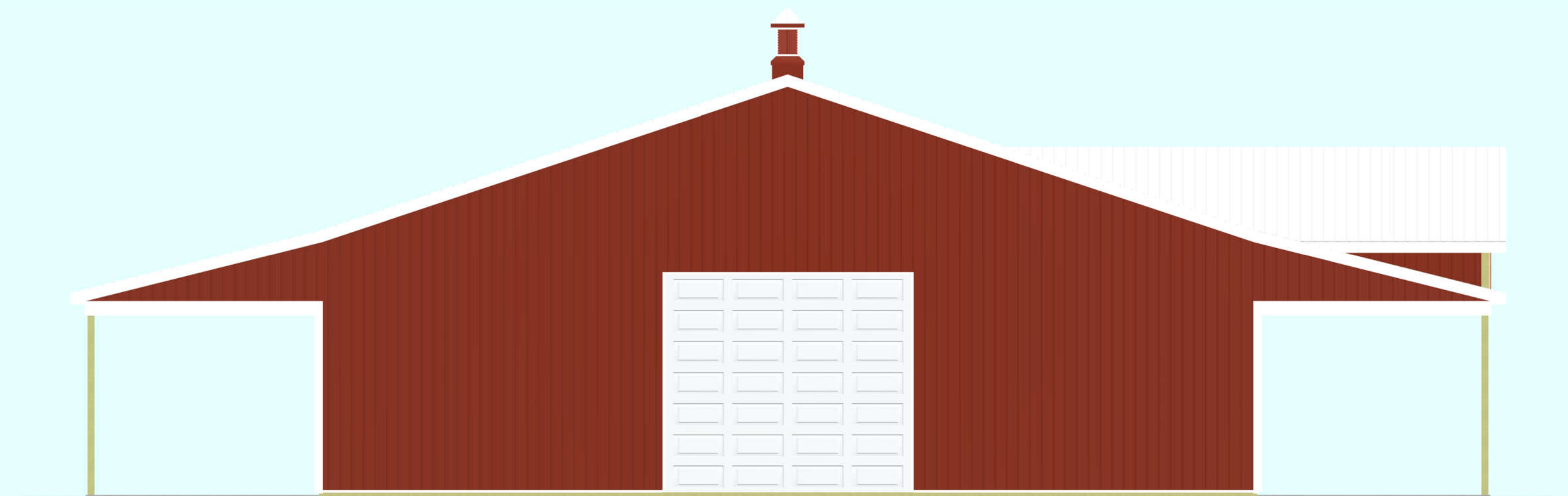
E03 EXTERIOR ELEVATION : REAR
SCALE: 5/32" = 1'-0"



E02 EXTERIOR ELEVATION : RIGHT
SCALE: 5/32" = 1'-0"



E01 EXTERIOR ELEVATION : FRONT
SCALE: 5/32" = 1'-0"



E04 EXTERIOR ELEVATION : LEFT
SCALE: 5/32" = 1'-0"

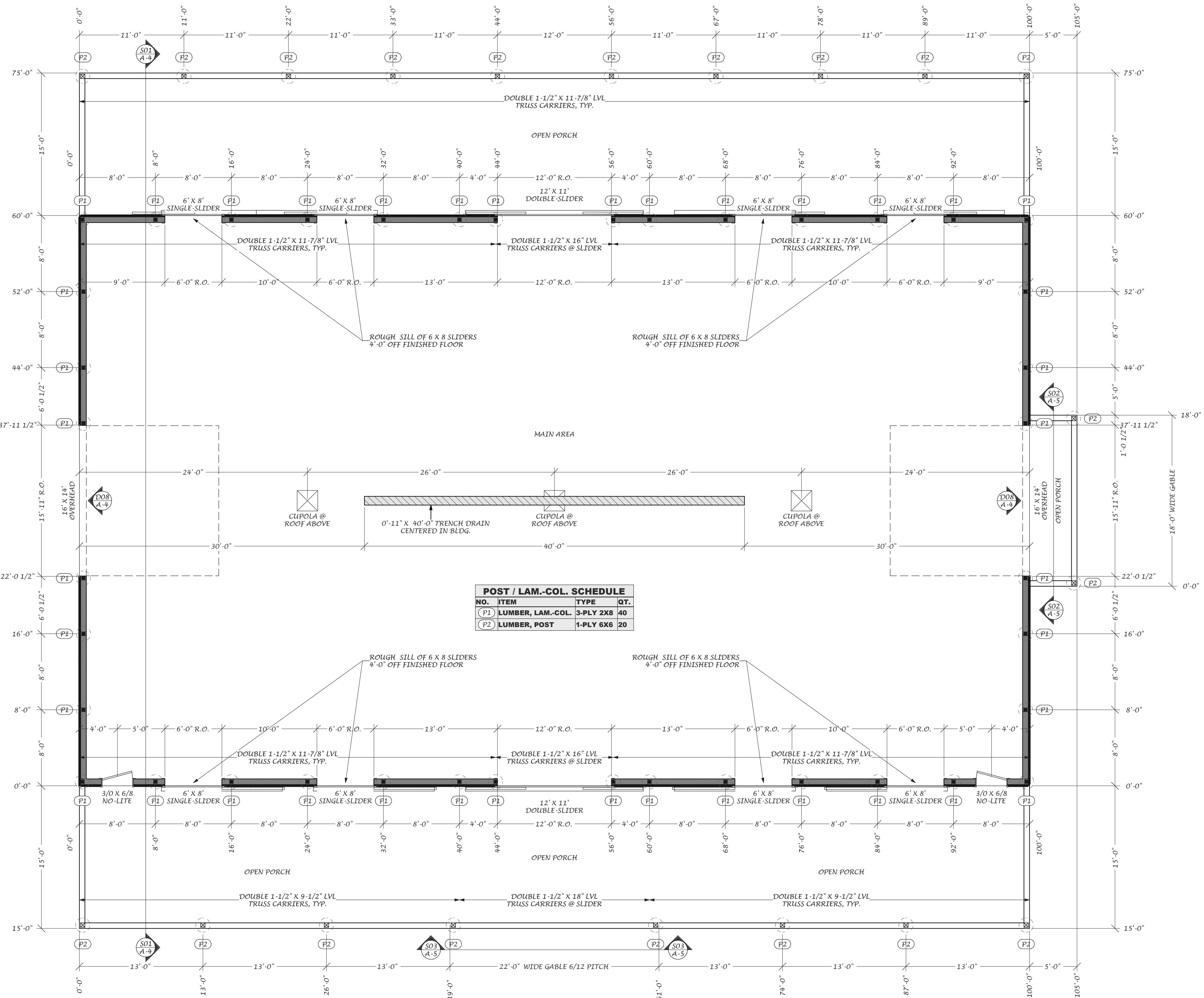
ELEVATIONS

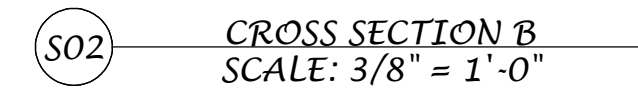
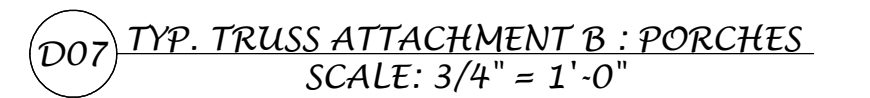
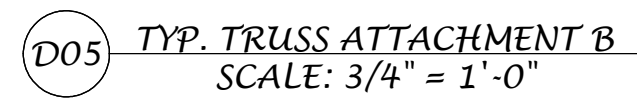
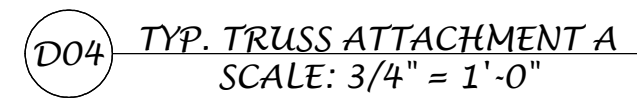
42 PARALLEL CONSTRUCTION

9811 THOMPSON ROAD
LAKE ODESSA, MICHIGAN 48849
PHONE : (800) 693-2000
FAX : (616) 693-2930
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ATTN : BILL KING
P.O. BOX 669
LAKE ODESSA, MICHIGAN 48849
PHONE : (616) 291-0245 E-MAIL : bking@aisequip.com

SHEET NO.:
A-2
DATE:
8/26/2026
DRAWN BY:
LANCE
VOORHEIS



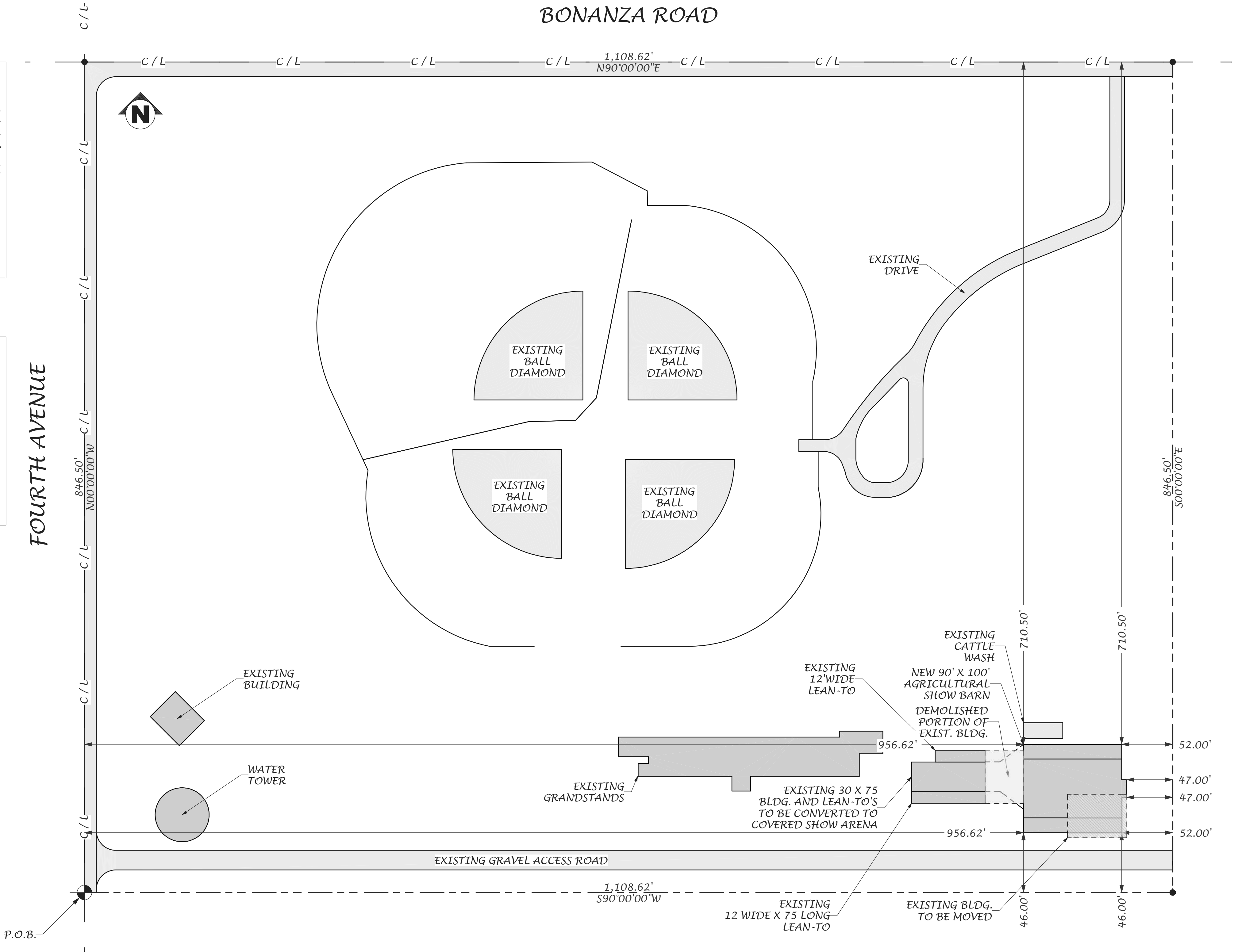


- PROPERTY SPECS -	
TAX ID # :	34-101-050-000-025-00
PROPERTY ADDRESS :	4TH AVENUE
JURISDICTION :	LAKE ODESSA VILLAGE
COUNTY :	IONIA COUNTY
ZONING CATEGORY :	(PR) PUBLIC RECREATIONAL
ACREAGE :	10.750 ACRES

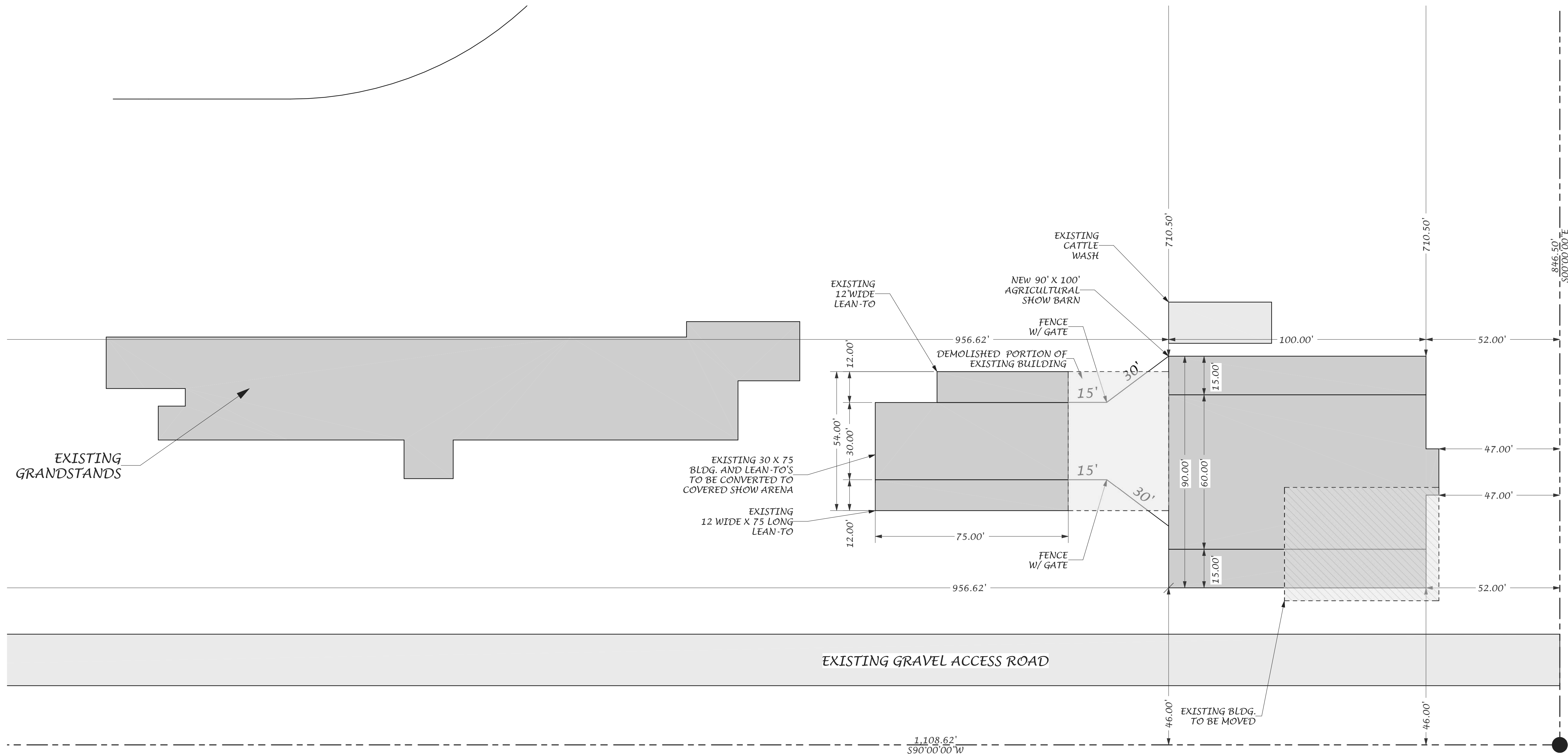
PROPERTY OWNER A :	LAKE ODESSA FAIR ASSOCIATION
PROPERTY OWNER B :	N/A
CONTACT ADDRESS :	P.O. BOX 669
	LAKE ODESSA, MICHIGAN 48849
CONTACT PHONE :	(616) 291-0245
CONTACT E-MAIL :	BKING@AISEQUIP.COM

- LEGAL LAND DESCRIPTION -	
VILLAGE OF LAKE ODESSA COM 80 RDS N & 166 1/2 FT W OF SE COR OF SEC. 28 TH W 60 RDS, N 27 3/4 RDS, E 60 RDS S TO POB SEC 28-5-7 ODESSA TWP, IONIA COUNTY, MICHIGAN	

SITE PLAN KEY	
	NORTH POINTER
	BUILDING / STRUCTURE
	DRIVEWAY AND / OR PARKING
	BUILDING TO BE RE-LOCATED
	(C/L) CENTER LINE OF ROAD RIGHT OF WAY
	AUXILIARY LOCATOR NODE
	(P.O.B.) POINT OF BEGRIMING
	PROPERTY LINE NODE
	PROPERTY LINE
	WELL LOCATION
	SEPTIC/DRAIN LINE
	SEPTIC TANK



P99 PROPERTY SITE PLAN
SCALE: 1" = 60'-0"



SITE PLAN KEY	
	NORTH POINTER
	BUILDING / STRUCTURE
	DRIVEWAY AND / OR PARKING
	BUILDING TO BE RE-LOCATED
	(C/L) CENTER LINE OF ROAD RIGHT OF WAY
	AUXILLARY LOCATOR NODE
	(P.O.B.) POINT OF BEGRIMING
	PROPERTY LINE NODE
	PROPERTY LINE
	WELL LOCATION
	SEPTIC/DRAIN LINE
	SEPTIC TANK

(p99) PROPERTY SITE PLAN (BLOW-UP)
SCALE: 1" = 20'-0"

SITE PLAN (SOUTHEAST BLOW-UP)

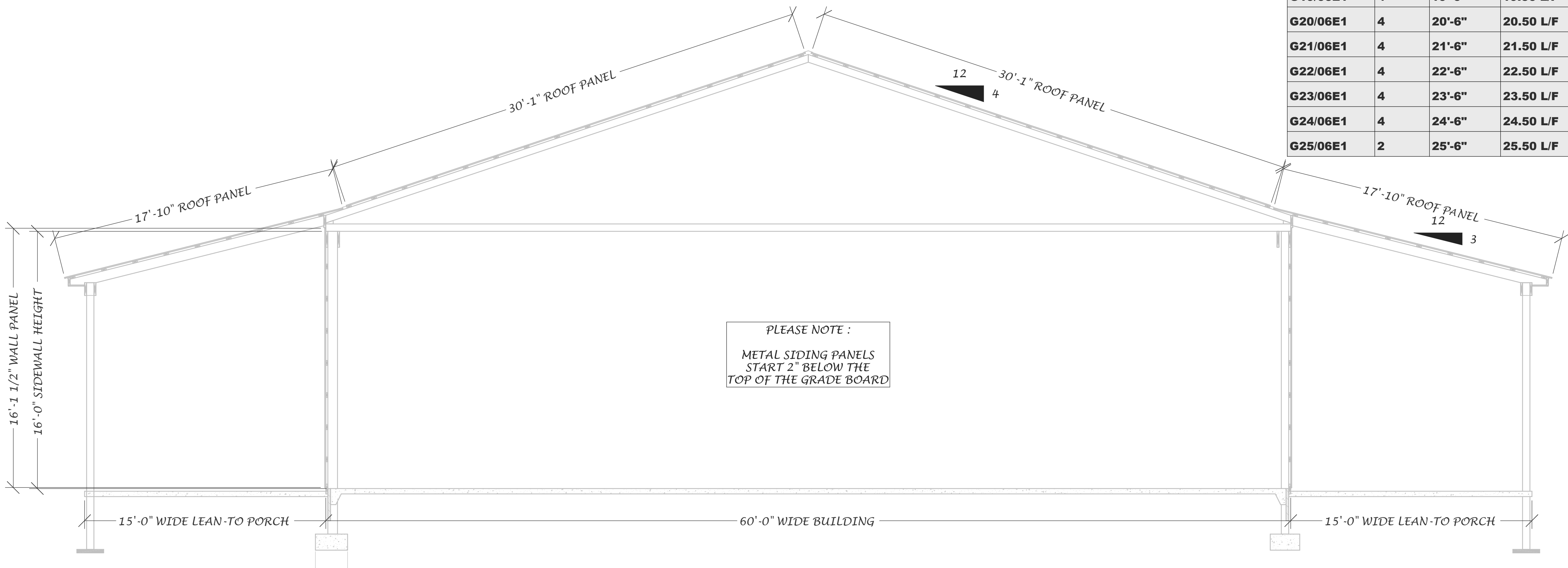
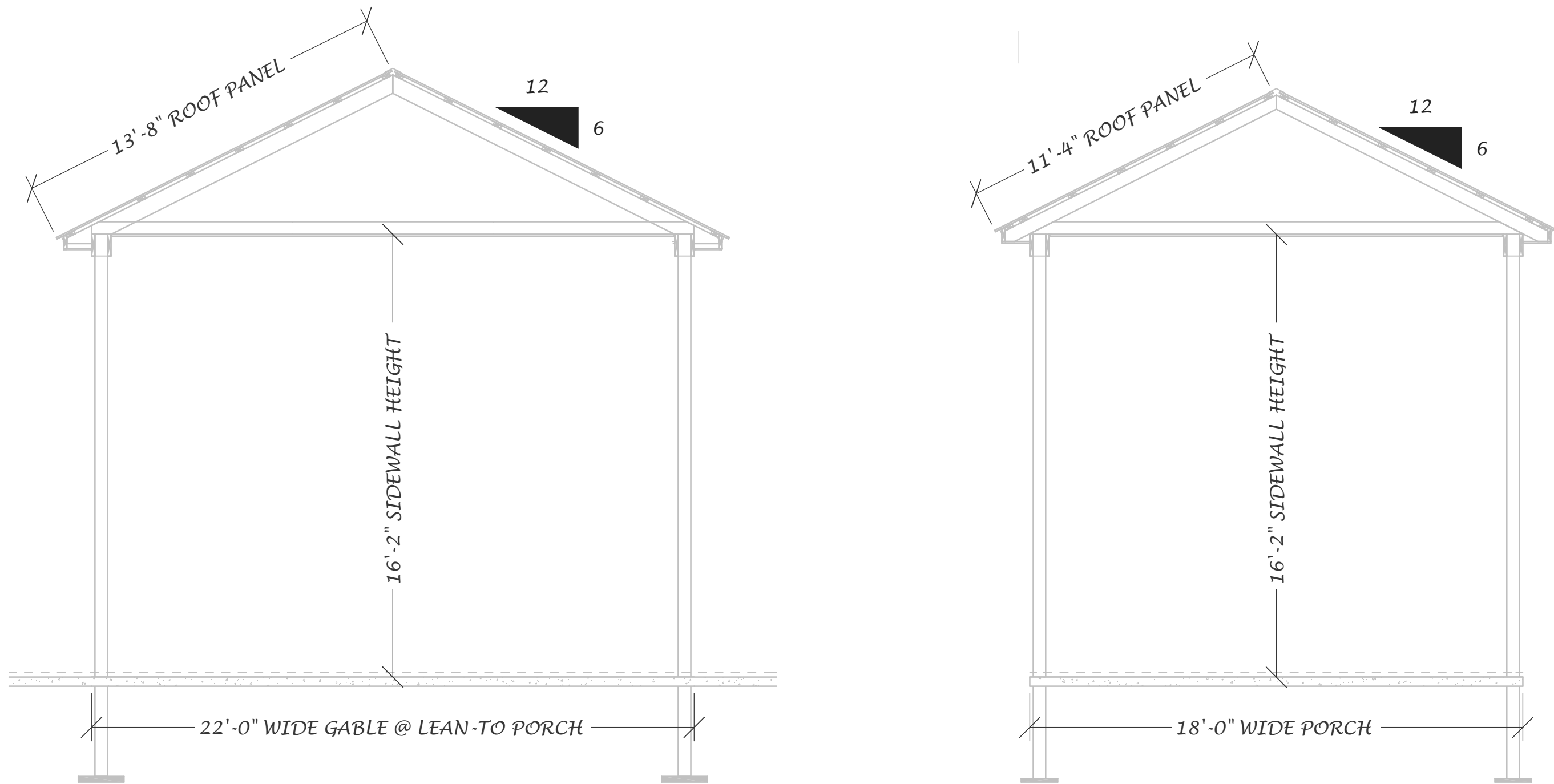
42 PARALLEL CONSTRUCTION

9811 THOMPSON ROAD
LAKE ODESSA, MICHIGAN 48849
PHONE : (800) 693-2000
FAX : (616) 693-2930
WEB SITE : WWW.42PARALLELCONSTRUCTION.COM

PROPOSED PROJECT FOR:
LAKE ODESSA FAIR ASSOCIATION
ATTN : BILL KING
P.O. BOX 669
LAKE ODESSA, MICHIGAN 48849
PHONE : (616) 291-0245 E-MAIL : bking@aisequip.com

DRAWN BY:
LANCE
VOORHEIS
DATE:
8/26/2026
SHEET NO.:
A-7

101 STEEL LAYOUT A
SCALE: 1/4" = 1'-0"

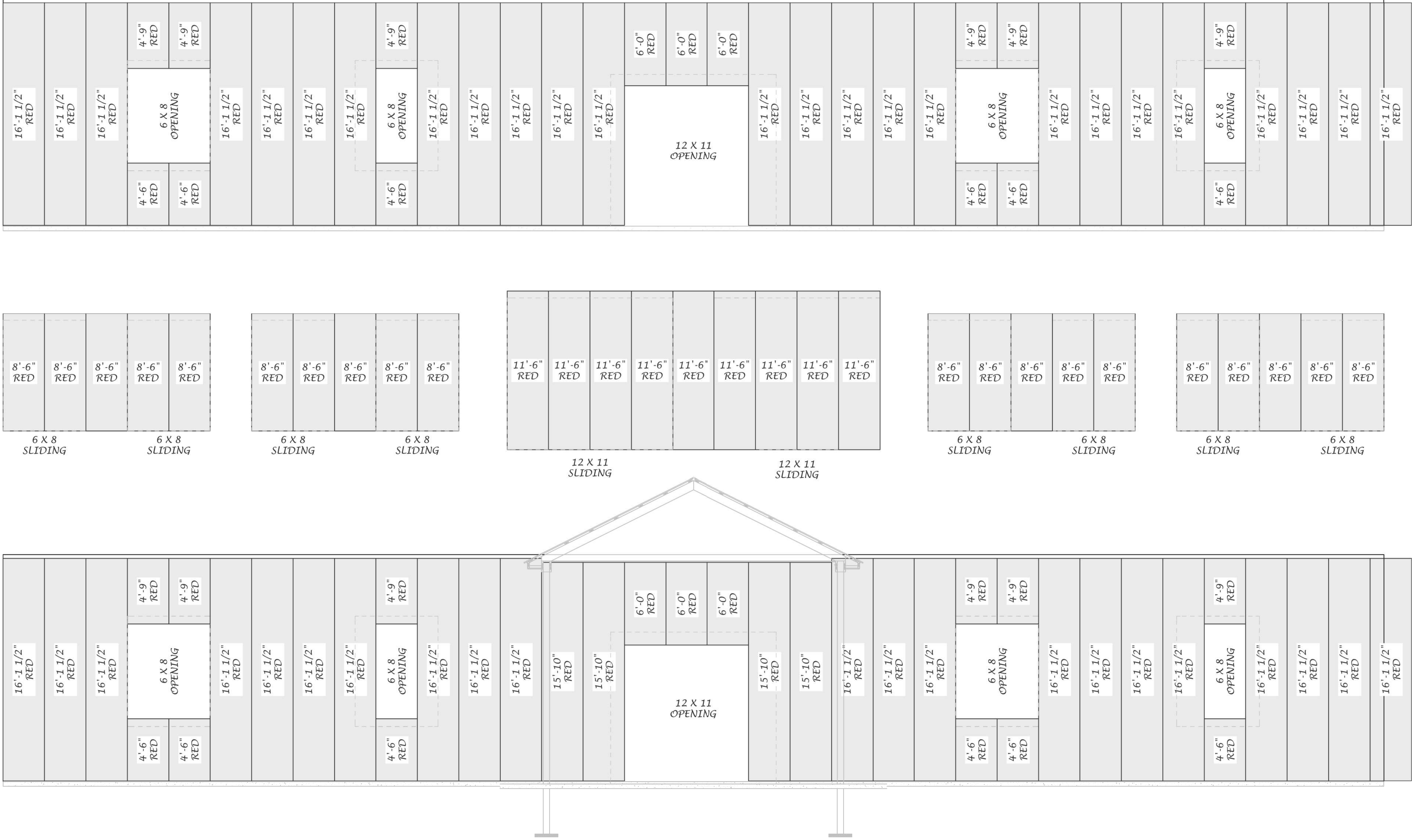


STEEL LAYOUT - PANELS						
SKEW	QT.	LENGTH	L/F	COLOR	DESCRIPTION	CATEGORY
G04/08U1	2	4'-8"	4.67 L/F	BRIGHT WHITE	#1, 40-YEAR, 29 GA., G-RIB, 36 IN. COVERAGE, STEEL PANEL	EXT. ROOF PANELS
G08/08U1	2	8'-8"	8.67 L/F	BRIGHT WHITE	#1, 40-YEAR, 29 GA., G-RIB, 36 IN. COVERAGE, STEEL PANEL	EXT. ROOF PANELS
G11/04U1	4	11'-4"	11.33 L/F	BRIGHT WHITE	#1, 40-YEAR, 29 GA., G-RIB, 36 IN. COVERAGE, STEEL PANEL	EXT. ROOF PANELS
G12/08U1	2	12'-8"	12.67 L/F	BRIGHT WHITE	#1, 40-YEAR, 29 GA., G-RIB, 36 IN. COVERAGE, STEEL PANEL	EXT. ROOF PANELS
G13/08U1	12	13'-8"	13.67 L/F	BRIGHT WHITE	#1, 40-YEAR, 29 GA., G-RIB, 36 IN. COVERAGE, STEEL PANEL	EXT. ROOF PANELS
G17/10U1	62	17'-10"	17.83 L/F	BRIGHT WHITE	#1, 40-YEAR, 29 GA., G-RIB, 36 IN. COVERAGE, STEEL PANEL	EXT. ROOF PANELS
G25/01U1	2	25'-1"	25.08 L/F	BRIGHT WHITE	#1, 40-YEAR, 29 GA., G-RIB, 36 IN. COVERAGE, STEEL PANEL	EXT. ROOF PANELS
G27/01U1	2	27'-1"	27.08 L/F	BRIGHT WHITE	#1, 40-YEAR, 29 GA., G-RIB, 36 IN. COVERAGE, STEEL PANEL	EXT. ROOF PANELS
G30/01U1	64	30'-1"	30.08 L/F	BRIGHT WHITE	#1, 40-YEAR, 29 GA., G-RIB, 36 IN. COVERAGE, STEEL PANEL	EXT. ROOF PANELS
G03E1	12	3'-0"	3.00 L/F	RED	#1, 40-YEAR, 29 GA., G-RIB, 36 IN. COVERAGE, STEEL PANEL	EXT. WALL PANELS
G03/09E1	6	3'-9"	3.75 L/F	RED	#1, 40-YEAR, 29 GA., G-RIB, 36 IN. COVERAGE, STEEL PANEL	EXT. WALL PANELS
G04E1	3	4'-0"	4.00 L/F	RED	#1, 40-YEAR, 29 GA., G-RIB, 36 IN. COVERAGE, STEEL PANEL	EXT. WALL PANELS
G04/06E1	19	4'-6"	4.50 L/F	RED	#1, 40-YEAR, 29 GA., G-RIB, 36 IN. COVERAGE, STEEL PANEL	EXT. WALL PANELS
G04/09E1	12	4'-9"	4.75 L/F	RED	#1, 40-YEAR, 29 GA., G-RIB, 36 IN. COVERAGE, STEEL PANEL	EXT. WALL PANELS
G05/03E1	6	5'-3"	5.25 L/F	RED	#1, 40-YEAR, 29 GA., G-RIB, 36 IN. COVERAGE, STEEL PANEL	EXT. WALL PANELS
G05/06E1	3	5'-6"	5.50 L/F	RED	#1, 40-YEAR, 29 GA., G-RIB, 36 IN. COVERAGE, STEEL PANEL	EXT. WALL PANELS
G06E1	11	6'-0"	6.00 L/F	RED	#1, 40-YEAR, 29 GA., G-RIB, 36 IN. COVERAGE, STEEL PANEL	EXT. WALL PANELS
G07E1	3	7'-0"	7.00 L/F	RED	#1, 40-YEAR, 29 GA., G-RIB, 36 IN. COVERAGE, STEEL PANEL	EXT. WALL PANELS
G07/06E1	1	7'-6"	7.50 L/F	RED	#1, 40-YEAR, 29 GA., G-RIB, 36 IN. COVERAGE, STEEL PANEL	EXT. WALL PANELS
G08E1	1	8'-0"	8.00 L/F	RED	#1, 40-YEAR, 29 GA., G-RIB, 36 IN. COVERAGE, STEEL PANEL	EXT. WALL PANELS
G08/06E1	20	8'-6"	8.50 L/F	RED	#1, 40-YEAR, 29 GA., G-RIB, 36 IN. COVERAGE, STEEL PANEL	EXT. WALL PANELS
G09E1	4	9'-0"	9.00 L/F	RED	#1, 40-YEAR, 29 GA., G-RIB, 36 IN. COVERAGE, STEEL PANEL	EXT. WALL PANELS
G09/06E1	2	9'-6"	9.50 L/F	RED	#1, 40-YEAR, 29 GA., G-RIB, 36 IN. COVERAGE, STEEL PANEL	EXT. WALL PANELS
G11/06E1	9	11'-6"	11.50 L/F	RED	#1, 40-YEAR, 29 GA., G-RIB, 36 IN. COVERAGE, STEEL PANEL	EXT. WALL PANELS
G13/06E1	2	13'-6"	13.50 L/F	RED	#1, 40-YEAR, 29 GA., G-RIB, 36 IN. COVERAGE, STEEL PANEL	EXT. WALL PANELS
G14/06E1	2	14'-6"	14.50 L/F	RED	#1, 40-YEAR, 29 GA., G-RIB, 36 IN. COVERAGE, STEEL PANEL	EXT. WALL PANELS
G15/10E1	6	15'-10"	15.83 L/F	RED	#1, 40-YEAR, 29 GA., G-RIB, 36 IN. COVERAGE, STEEL PANEL	EXT. WALL PANELS
G16/02E1	46	16'-1 1/2"	16.13 L/F	RED	#1, 40-YEAR, 29 GA., G-RIB, 36 IN. COVERAGE, STEEL PANEL	EXT. WALL PANELS
G18/06E1	4	18'-6"	18.50 L/F	RED	#1, 40-YEAR, 29 GA., G-RIB, 36 IN. COVERAGE, STEEL PANEL	EXT. WALL PANELS
G19/06E1	4	19'-6"	19.50 L/F	RED	#1, 40-YEAR, 29 GA., G-RIB, 36 IN. COVERAGE, STEEL PANEL	EXT. WALL PANELS
G20/06E1	4	20'-6"	20.50 L/F	RED	#1, 40-YEAR, 29 GA., G-RIB, 36 IN. COVERAGE, STEEL PANEL	EXT. WALL PANELS
G21/06E1	4	21'-6"	21.50 L/F	RED	#1, 40-YEAR, 29 GA., G-RIB, 36 IN. COVERAGE, STEEL PANEL	EXT. WALL PANELS
G22/06E1	4	22'-6"	22.50 L/F	RED	#1, 40-YEAR, 29 GA., G-RIB, 36 IN. COVERAGE, STEEL PANEL	EXT. WALL PANELS
G23/06E1	4	23'-6"	23.50 L/F	RED	#1, 40-YEAR, 29 GA., G-RIB, 36 IN. COVERAGE, STEEL PANEL	EXT. WALL PANELS
G24/06E1	4	24'-6"	24.50 L/F	RED	#1, 40-YEAR, 29 GA., G-RIB, 36 IN. COVERAGE, STEEL PANEL	EXT. WALL PANELS
G25/06E1	2	25'-6"	25.50 L/F	RED	#1, 40-YEAR, 29 GA., G-RIB, 36 IN. COVERAGE, STEEL PANEL	EXT. WALL PANELS

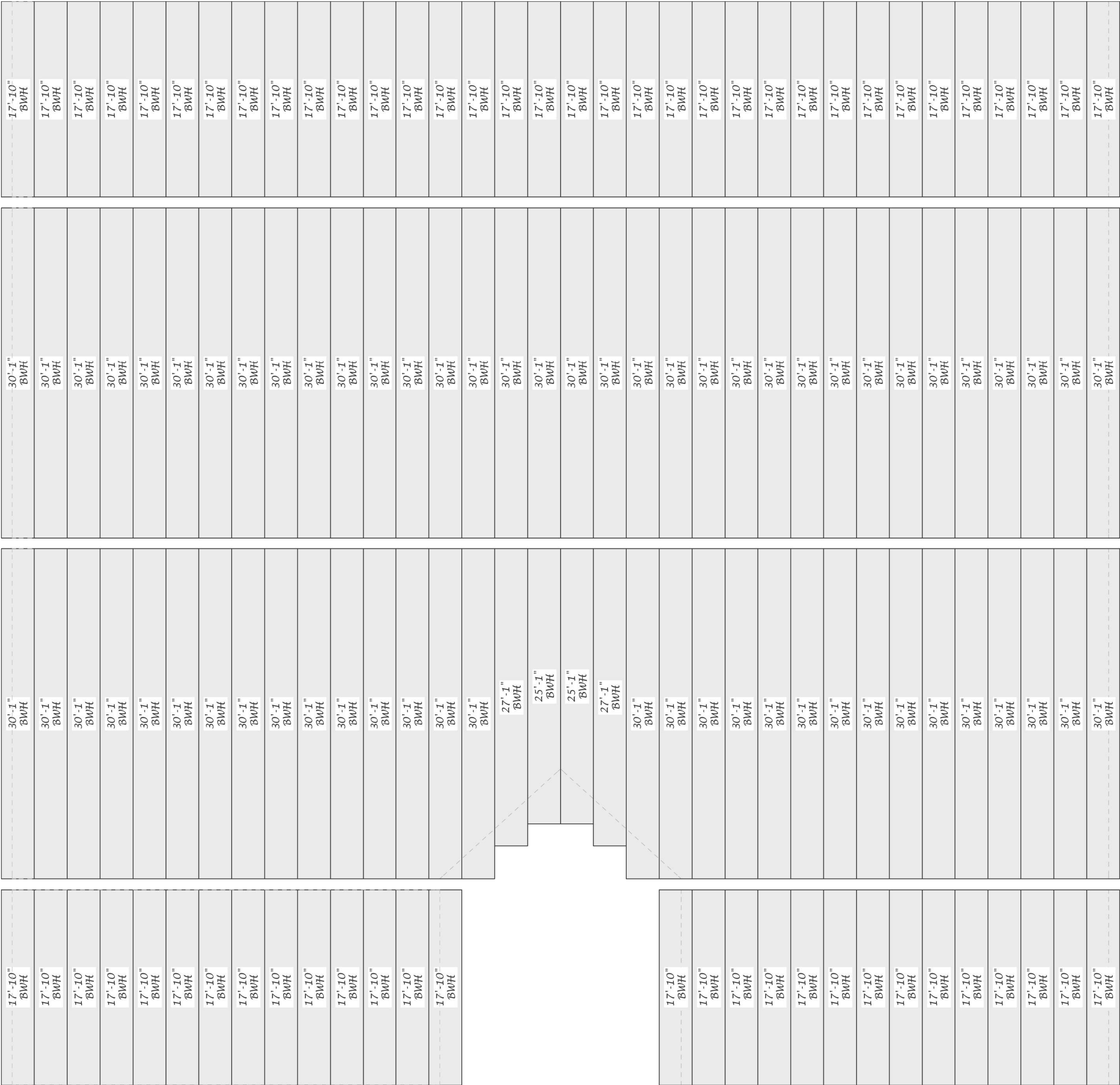
PLEASE NOTE :
METAL SIDING PANELS
START 2" BELOW THE
TOP OF THE GRADE BOARD



LO1 STEEL WALL LAYOUT A
SCALE: 1/4" = 1'-0"

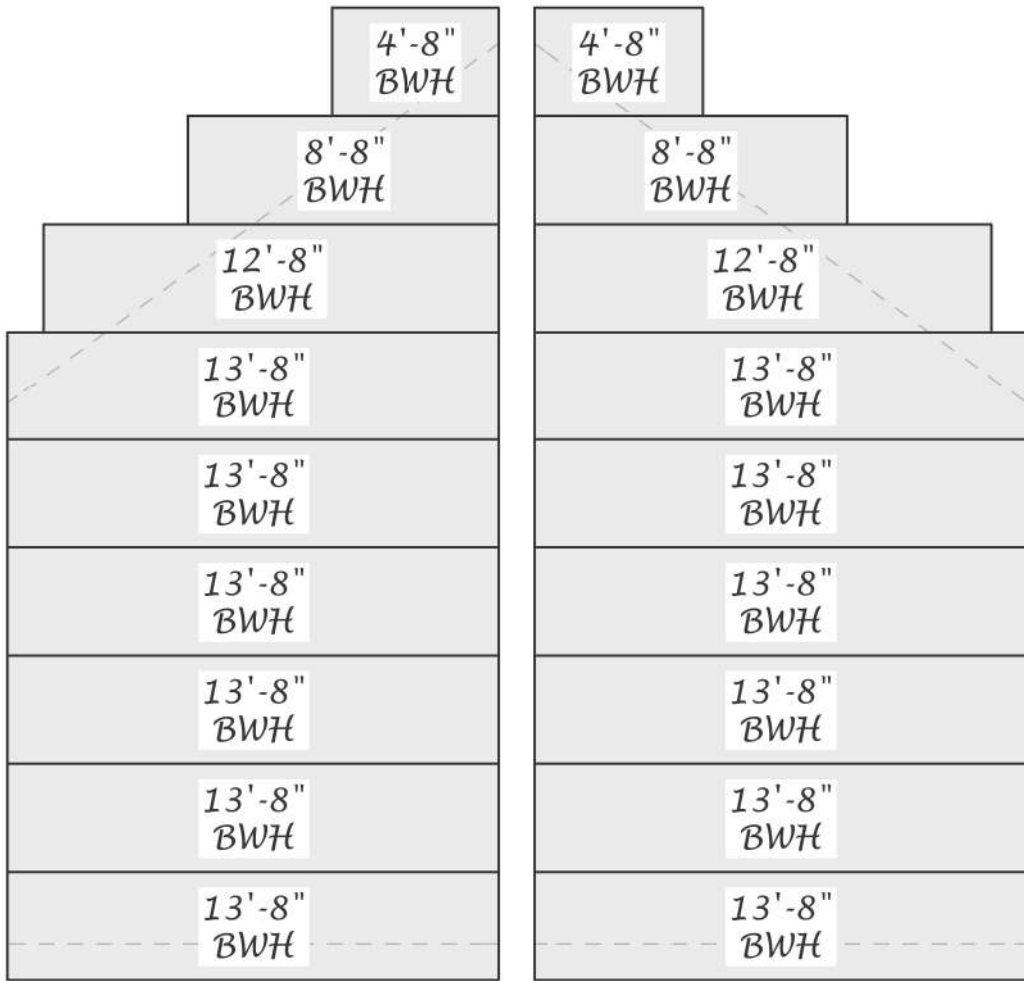


L01 — STEEL WALL LAYOUT B
SCALE: 1/4" = 1'-0"



L01 STEEL ROOF LAYOUT
SCALE: 3/16" = 1'-0"

11'-4" BW H	11'-4" BW H
11'-4" BW H	11'-4" BW H



MEMO TO LAKE ODESSA PLANNING COMMISSION (PC)

FROM ZONING ADMINISTRATOR – Jeanne Vandersloot

REGARDING: Application for Special Use Permit for a new building at the Fairgrounds.

9-3-26

The Lake Odessa Civic and Agriculture Association has applied for a special use permit to construct a permanent building on the fairground property. A proposal for a permanent building requires a special use permit in the PR District. A front setback in this district is the strictest one in the adjacent zone and a 25' setback from side and rear lot lines. In the adjacent R-1 zone a front setback for a nonresidential use is 30' measured from the street right of way easement. There are two buildings on the fairgrounds property at the SE corner of the property fairly close to Fairgrounds St. There is a long one and a smaller square one. The small one has been removed and they are going to remove part of the long one. The new building will take the place of the small building and the part of the long one portion to be removed.

A search began to find out what the ROW (street right of way easement) was for Fairgrounds St so we could determine the front setback distance required. We found out it is a street and gets Act 51 funding. We did extensive research with the County and Village staff but did not find any ROW description for Fairgrounds St. In the old original plat there was no street in this location. Way back it was a dirt pathway between Jordan Lake Ave and Fourth Ave and in later years it was improved. The Village owns all the land that the street goes through so it might not have a ROW as none would be needed. All of the buildings along Fairgrounds St are very close to the street which also indicates there is no ROW.

Because we could not find a ROW width I looked into other areas of the zoning ordinance to use for this application. There was grant funding for this building so there is a short time limit on getting an approval to construct it. If there is no right of way, then the 25' setback would apply and a building has to be outside of the actual street. The new barn will be about 26' from the street centerline where the old barn was about 21' so the new barn will be farther away from the street than the old barn. It will be well over 25' from the south lot line. All other setbacks will be met.

I used two sections in the zoning ordinance to determine that the building can go where it is proposed in my opinion. Due to the space constraints the building could not be placed 30' from a ROW if one was there. All of the buildings along Fairgrounds St are close to the road. This new building would be fairly in line with them. In the nonconforming section a building that is nonconforming due to a setback can be extended along the same line as an existing building as long as the setback is not further reduced and does not cause more nonconformities. With this, my interpretation is that because the new building is replacing part of a long building and replacing a smaller building and is farther away from the street than the original building, this section would apply and the new building can be built in the location of the small building and part of the long building to be removed.

A special use is still required because a permanent building requires it in the PR district. The Planning Commission will hold a public hearing at this meeting and could approve the new building in its proposed location based on my described findings. See the ordinance sections below.

Review the SUP Application package. In this memo, see the zoomed in site plan showing the old buildings location and the new one over them but farther back. See the aerals of the entire area and the buildings area. See the sketch of distances related to the street, property lines and the buildings.

Read the separate filled out application checklist for the PR District, Site Plan Review and Special Use Permit sections.

Continued on the next pages:

In the nonconforming section 36-65 (c) (4)

- (4) *Extensions along building lines within setback areas.* Notwithstanding the general rule that a structure cannot be altered in any manner that increases its nonconformity, a structure with a nonconforming setback can be extended along the same building line as the existing nonconforming setback, provided that: (1) the setback itself is not further reduced; and (2) the extension does not result in other nonconformities.

In section 36-64 (13)

- (13) *Front yard setback exceptions.* The zoning administrator shall be authorized to approve alterations, replacements or additions to buildings or structures but not extending further out than the average setback line of pre-existing building with five buildings in each direction on the same side of the street. Unenclosed porches, steps, or similar facilities may project into a required front yard for a distance not to exceed six feet. Barrier-free access needs are permitted as necessary to accommodate the access requirements of the intended users(s) provided a minimum setback of three feet from a side lot line and ten feet from a front lot line are maintained. All encroachments shall not be located in a right-of-way or create a clear vision hazard.

34-101-050-000-025-00

FAIRGROUNDS ST

FAIRGROUNDS ST

34-101-050-000-050-00

34-101-0

34-101-0

34-101-0

34-100-028-000-020-00

34-100-028-000-045-00

34-100-027-000-080-00

34-100-028-000-060-00

BONANZA RD

BONANZA RD

34-101-090-000-235-00

34-101-050-000-015-00

34-101-090-000-230-00

34-101-090-000-070-00

34-101-090-000-065-60

34-101-090-000-065-50

34-101-090-000-065-40

34-101-050-000-025-00

34-101-090-000-095-00

34-101-090-000-065-20

34-101-090-000-065-10

34-101-090-000-210-00

CLARK ST

34-101-090-000-205-00

34-101-090-000-060-10

34-101-090-000-050-00

34-101-090-000-055-00

34-101-090-000-110-00

34-101-090-000-040-00

FAIRGROUNDS ST

34-101-160-000-005-00

34-101-050-000-050-00

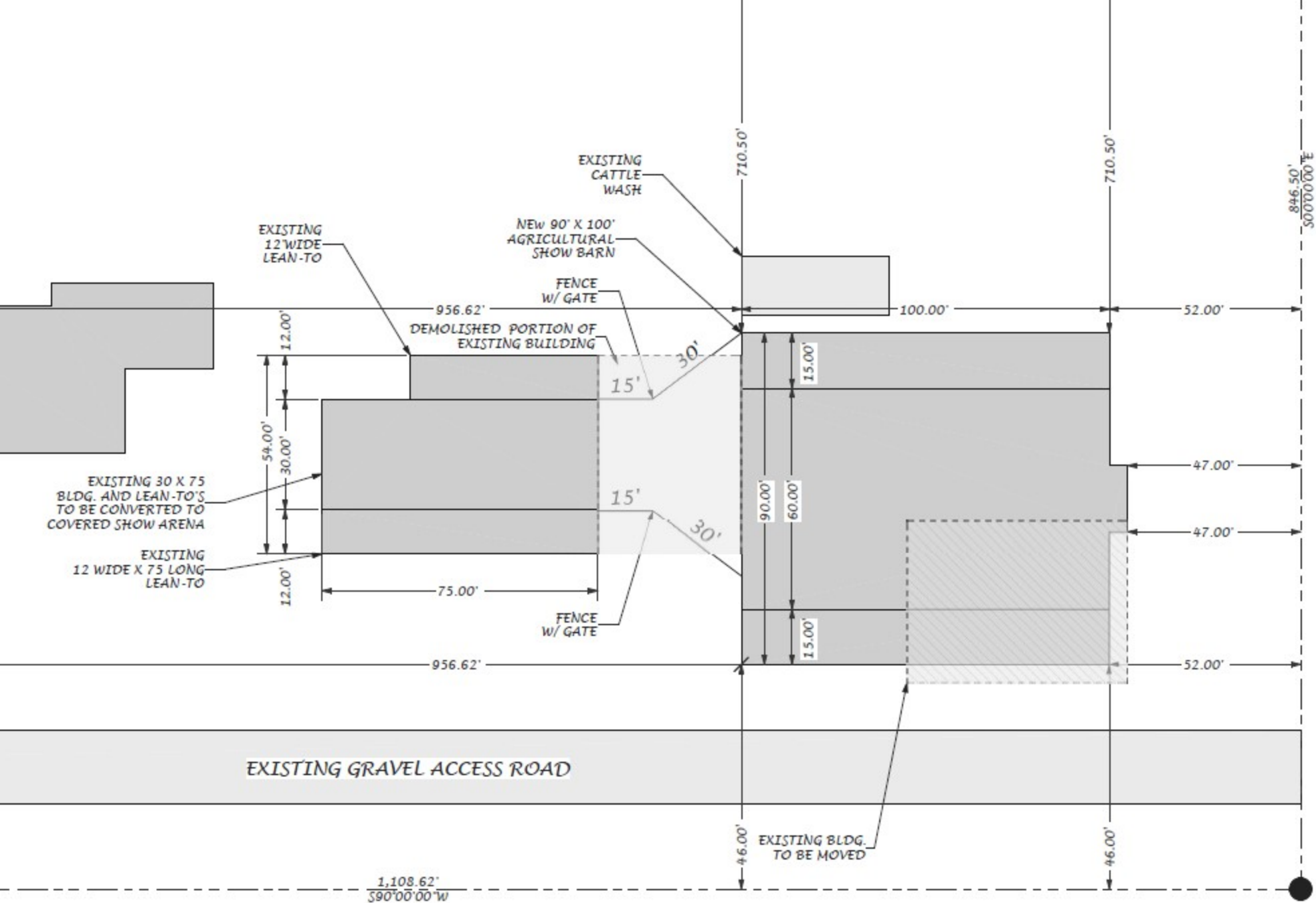
FOURTH AVE

FOURTH AVE

JORDAN LAKE AVE

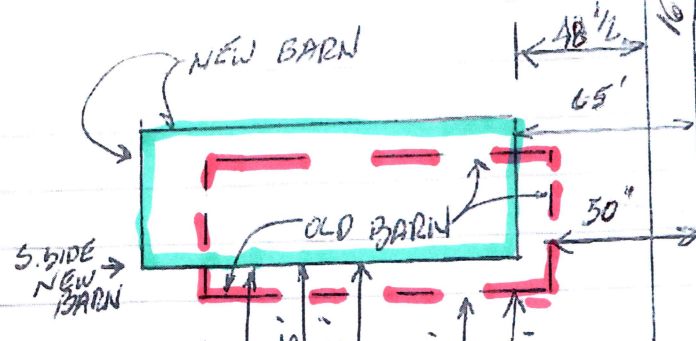
JORDAN LAKE AVE

34-100-028-000-030-00



1"=20'

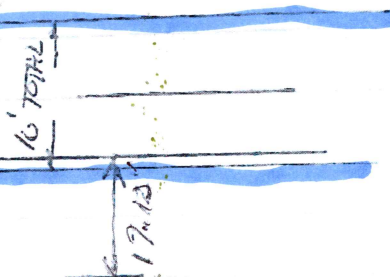
NO SCALE



Road PAVEMENT

VILLAGE OF LAKE ODESSA
LAKE ODESSA CIVIC AG. ASSOC.

457.88
475.0



Public Recreation Special Use Permit Checklist

Item	Conditions Met	Comments
<i>Intent and purpose.</i> The purpose of the PR district is to provide for the public health, safety and welfare, by insuring the compatibility of recreation uses with adjacent lands; by protecting natural amenities; and by preserving recreation areas from the encroachment of certain other uses.	Y	
<i>Uses permitted by special use permit.</i> Uses permitted by special use permit in the PR district shall be as follows: Permanent buildings and structures accessory and incidental to permitted uses.	Y	application is for a new building replacing 2 older buildings
<i>Bulk regulations and general requirements.</i> Bulk regulations and general requirements in the PR district shall be as follows:		
The minimum side and rear yard setbacks for all development on the site shall be 25 feet.	Y	
The minimum front yard setback for all development on the site shall equal that of the minimum front yard setback for the most restrictive proximate zoning district.	X See my memo	R-1 has a 30' front setback from a street right of way No right of way has been found on Fairgrounds St.
Development features shall be so located and arranged as to encourage pedestrian, vehicular, user and neighborhood safety, as determined by the planning commission.	Y	
<i>Maximum building height and floor area.</i>		
Buildings and structures shall not exceed a height of 35 feet or two and one-half stories; provided, a greater height may be permitted for temporary buildings or structures of a definite and limited time period.	Y	
Building or structure floor area shall not exceed 20 percent of the lot area.	Y	
<i>Off-street parking spaces.</i> The location, arrangement and number of parking spaces shall be approved by the planning commission. The applicant may be required to demonstrate that proposed parking is sufficient to serve the intended use(s).	Y	Parking should be the same with this replacement building

Public Recreation Special Use Permit Checklist

Landscaping. During site plan review, the planning commission may require a combination of trees, shrubs, fences and/or berms to buffer recreational facilities from adjacent properties.	may require	there are trees and an alley between the east residential lots
The planning commission may establish requirements for and/or limits on lighting, limits on hours of operation, time limits on validity of a special use permit, or any other measures deemed necessary to minimize negative impacts on nearby uses and traffic operations.	may require	

Request:

Replacing 2 buildings with 1 new building in the
same location

PLANNING COMMISSION CHECKLIST

Sec. 36-66. Site plan review and approval.

	Condition Met?	Comments
(a) Site plan review by zoning administrator. All applications for zoning permits, special use permits, rezonings and variances, as governed in this chapter, shall first require site plan review by the zoning administrator (or any other body or official designated by the village control to review site plans). Refer to subsection (f) of this section regarding revisions to an approved site plan.		
(b) Site plan approval. Unless otherwise noted, all requests for zoning permits must have a site plan approval by the zoning administrator. All requests for special use permits must have a site plan reviewed by the zoning administrator and approved by the village planning commission.		
(c) <i>Standards for the review of site plans.</i> The site plan is to be reviewed in order to determine that:		
(1) The proposed use conforms to the uses permitted in the respective zoning districts;	Y	
(2) The dimensional arrangement of buildings and structures conforms to the required yards, setbacks and height restrictions of the ordinance, unless waived by variance granted by the zoning board of appeals;	Y	per my interpretation of the nonconforming section 36-65 c 4
(3) The proposed use conforms to all use and design provisions and requirements (if any) as found in this chapter for certain specific uses, unless waived by variance granted by the zoning board appeals;	Y	
(4) There is a proper relationship between the existing and proposed streets and highways within the vicinity in order to assure the safety and convenience of pedestrian and vehicular traffic;	Y	
(5) The proposed on-site buildings, structures, and entryways are situated and designed to minimize adverse effects (upon owners and occupants of adjacent and surrounding properties) by providing for adequate design of access/egress, interior/exterior circulation, storm drainage, erosion, grading, lighting and parking, as specified by this chapter or any county or state law;	Y	
(6) As many natural features of the landscape shall be retained as possible where they can be useful to the development of the site, or where they furnish a barrier or buffer between the project and adjoining properties (used for dissimilar proposes) or where they assist in preserving the general safety, health, and appearance of the neighborhood, i.e., controlling erosion or the discharge of storm waters, etc;	Y	
(7) Any adverse effects of the proposed developments and activities emanating therefrom upon adjoining residents or owners shall be minimized by appropriate screening, fencing, or landscaping (as provided or required in this chapter);	Y	existing area of buildings and trees along the adjoining alley
(8) All buildings and structures are accessible to emergency vehicles	Y	
(9) The site plan as approved is consistent with the intent and purpose of zoning which is to promote the public health, safety, and general welfare, to encourage the use of lands in accordance with their character and adaptability; to avoid the overcrowding of	Y	.

	Condition Met?	Comments
population; to lessen congestion on the public roads and streets; to reduce hazards of life and property; and to facilitate the village land use plan.	Y	
(d) <i>Conditional approval.</i> As a condition of granting site plan approval, the designated site plan approval body or official for zoning permits and special use permits may require that certain site development measures be taken by the applicant in order to satisfy the review standards set forth in subsections (c)(1) through (c)(9) of this section; and which essentially are designed to protect the general health, safety and welfare, as well as to promote environmental preservation and nuisance abatement. Site development guidelines are provided in this chapter. Site development guidelines include but are not limited to drainage, soil erosion, planning and design to site, fencing, screening strips, landscaping, on-site lighting, signing and off-street parking. Said measures must be incorporated by the applicant onto the site plan and maintained at all times.	*	Conditions are permitted by the Planning Commission for approval if reasonable.
(e) <i>Compliance with performance standards.</i> Compliance with performance standards for certain uses enumerated in this chapter is required.	*	
(f) <i>Final approved site plan on file.</i> A copy of the final approved site plan (and all revised, final approved site plans) shall be so marked and placed on file as the officially approved document of the applicant along with copies of any and all permits requested for the property in question. Approval of revised, final site plans can be made only by the designated body or official who first gave initial approval.	*	
(g) <i>Conformity to approved site plan.</i> Property which is the subject of the site plan approval must be developed in strict compliance with the approved site plan, and with any revisions, amendments or modifications made thereto. If construction and development does not conform with such approved plan, the approval there of shall be revoked by the zoning administrator by written notice of such revocation posted upon the premises involved and mailed to the developer at his last known address. Upon revocation of such approval, all further construction activities shall cease upon the site, other than for the purpose of correcting the violation.	*	
(h) <i>Performance bond required.</i> Wherever any physical improvements to the property in question are to be provided by the applicant as a requirement or condition of site plan approval, the applicant or his agent shall post a performance bond. See article V of this chapter for posting of bonds.	*	Planning Commission <u>may</u> require a cash bond. Amount to be determined.
(i) <i>Site plan specifications.</i> The information to be submitted as part of the site plan document must include the following:		
(1) A vicinity area map at a convenient scale, showing proximity to any railroads, streams, streets, and street intersections; the location of the nearest public roads on all sides; and all such schools, firehouses, houses of worship, recreational areas, etc.	Y	1 page shows entire parcel & streets Also see aerial map

	Condition Met?	Comments
(2) A map of applicant's entire subject property and all surrounding properties at a designated scale; and which shall display:		
a. The name of all owners of record of adjacent property;	N/A	
b. Existing fire, school and other special district boundaries within 500 feet of the tract, if any;	None	
c. Boundaries of property and existing lot lines as shown on the existing plat or tax map;	Y	
d. Existing public streets, easements, or other reservations of lands;	Y	
e. Location of all existing structures on the site, as well as those of adjacent properties within 100 feet of subject lot line;	Y	See aerial map.
f. The proposed location and use of any building or structure;	Y	
g. The proposed location of any use not requiring a structure, including walkways, benches, fences, and recreational facilities;	Y	
h. Location and design of all driveways, parking and loading areas, if any;	Y	current street for access
i. Location of all existing and proposed water lines, valves, and hydrants, and all sewer lines, if any;	N	a cattle wash is shown but not other existing water lines
j. Proposed fencing, screening and landscaping; and	None	
k. Location of existing watercourses, wooded areas, and rock outcrops, if any.	N/A	
(3) A copy of any covenants or deed restrictions that are intended to cover all or any part of the tract.	N/A	
(4) Where the applicant wishes to develop the project in stages, a site plan indicating total development shall be presented for approval of the entire parcel.	N/A	
(5) The zoning administrator (for zoning permits) and the planning commission (for special use permits) may require additional data where it is warranted due to special conditions of the site or complexity of the proposed development.	*	May request more info

Sec. 36-67. Special use permits.

In order that this chapter be flexible and reasonable, special uses are provided for in this chapter and require special use permits by the planning commission. Conformance to special use standards is required, in addition to all other requirements of this chapter. All such uses are hereby declared to possess characteristics of such unique and distinct form that each specific use shall be considered on an individual case. The granting of a special use permit does not negate the requirement for any other required permit.

	Condition Met?	Comments
(1) <i>Standards for the consideration of special uses.</i> The review for a special use shall consider the following:		
a. The general safety, health, and welfare of the community-at-large. This shall include:		
1. Accessibility of the property in question to fire and police protection;	Y	
2. Traffic conditions, creating or adding to a hazardous situation;	N	
3. Transportation design requirements, if any, which will be needed to accommodate any traffic impact for the use intended	N	Existing street
4. Appropriateness of the location, nature and height of the proposed use to the size, type, and kind of buildings, uses and structures in the vicinity and adjacent properties, including the safety and convenience of people therefrom.	Y	Replacing 2 buildings with 1 new building
b. Any potential decrease in the market value of adjacent buildings, uses and structures which are permitted by right under current zoning, if the proposed use is granted;	N	
c. Harmony with the village land use plan. This considers whether the location and size of the proposed use, the nature and intensity of the activities involved, the size of the site with respect to existing and future streets (giving access to it), parks and drainage systems will be in harmony with the village land use plan and the character of land use which is intended by said village plan for the area or district in question;	Y	replacing 2 buildings with 1 building in same location
d. Impact from the applicant's proposed use, its location and intensity and the height of its buildings, walls, fences and other structures upon the appropriate character of development intended for the area as deemed desirable by the village land use plan;	None	same location replacing 2 buildings with 1 building
e. Any hazards arising from storage and use of dangerous toxic substances, combustible, inflammable, or caustic fluids or chemicals.	None	
f. That the operations in connection with any special use shall not be environmentally objectionable to nearby properties by reason of noise, fumes, pollution, vibration, or lights to an extent which is more than would be the operations of any use permitted by right for that district wherein the special use is proposed.	None	same impact as before replacement building

	Condition Met?	Comments
(2) <i>Conditional approval.</i> As a condition of granting a special use permit, the planning commission may require that certain development precautions and remedies be taken by the applicant in order to satisfy the special use review standards and the site plan review standards set forth in this chapter; and which essentially are designed to protect the general health, safety and welfare, as well as to promote environmental preservation and nuisance abatement. Site development guidelines are provided in this chapter. Site development guidelines include but are not limited to drainage, soil erosion, planning and design of site, fencing, screening, buffer strips, landscaping, on-site lighting, signing and off-street parking. Said measures must be incorporated by the applicant onto the site plan and maintained at all times.	*	Conditions can be applied if reasonable.
(3) <i>Compliance with performance standards.</i> Compliance with performance standards for certain uses enumerated in this chapter is required.	*	
(4) <i>Site plan approval required.</i> Site plan approval by the planning commission is required for all special use permits. Site plans are initially reviewed by the zoning administrator.	*	
(5) <i>Time constraints.</i> A special use permit shall be deemed to authorize only one particular special use and shall expire if the special use shall cease for more than 12 months for any reasons. Initial development must begin within one year from the date of issuance.	*	
(6) <i>Existing violations.</i> No permit shall be issued for a special use for a property where there is an existing violation of this chapter, with respect to a new use or structure.	None	
(7) <i>Decisions in writing.</i> It is further provided that in granting or denying a special use permit, the planning commission shall specify in the written decision the particular reason relied upon and its relation to the proposed use.		
(8) <i>Appeals.</i> Any and all appeals regarding a decision or condition imposed upon a special use application shall be made to the zoning board of appeals within 15 days from the date of decision or imposed condition.		



Lake Odessa
Page Memorial Building
839 Fourth Avenue
Lake Odessa, MI 48849

Phone: (616) 374-7110

Fax: (616) 374-0040

website: www.lakeodessa.org

Village of Lake Odessa Rezoning Application

This application must be completed in full and approved by the Village of Lake Odessa Council before beginning any construction, excavation or use regulated by the Village of Lake Odessa Zoning Ordinance.

Applicant Information

Name ANTHONY GRACE

Address P.O. Box 274

City ALMA State MI Zip 48801

Phone Numbers (989) 621-7865 () ()

Property Owner Information (if different from applicant)

Name _____

Address _____

City _____ State _____ Zip _____

Phone Numbers () () ()

(Attach separate pages if additional owners)

Present Use of the Property(s)

Present use Presently, the property is not being used. Historically, the Western-most building at 1413 Second St. has been used for tire sales and service, as well as automotive mechanical repairs. The Eastern-most building at 1413 Second St, the building at 1312 Second St, and the property south of Huddle Rd have all been used as tire storage, indoor and outdoor.

Village of Lake Odessa Rezoning Application (page 2)

Property Information

Parcel Tax ID Number 34-101-051-000-235-00 / 34-101-060-000-070-00 /
34-101-060-000-065-00 / 34-101-051-000-220-00 /
34-101-060-000-060-01 / 34-100-034-000-190-00

Attach legal description(s) of proposed parcel(s) requested to be rezoned

Attach scaled map(s) of proposed parcels(s) requested to be rezoned

Address(es) of property(s) proposed to be rezoned

1316 Second St, Ø Jordan Lake Ave, Ø Huddle Rd, 1413 Second St, all
in Lake Odessa, MI 48849

Attach separate pages for any additional parcels

Proposed Desired Rezoning Change and Reason for the Requested Change:

Present Zoning District(s) R-1

Proposed Zoning District(s) Highway Commercial

See letter attached, please

Village of Lake Odessa Rezoning Application (page 3)

Affidavit

I certify and affirm that I am the property owner(s) or the owner's authorized agent(s) and that I agree to conform to applicable zoning laws of Village of Lake Odessa. I also certify and affirm that this application is accurate and complete to the best of my knowledge. I hereby give permission for Village representatives to visit this location. I understand that if my request is granted, other ordinance requirements may be applicable.

Signature(s) _____

A. GRACE



Date 7-30-26

Attach separate sheet for additional signatures

Administrative Use

Fee paid _____ Date received _____

Date of Hearing _____ Date Published _____ Date 300' Notices sent _____

Date Posted at Village Office _____

Village of Lake Odessa Planning Commission Recommendation

Application Approved _____

Application Denied _____

Reasons _____



1015 FIRST AVE LAKE ODES

1004 JORDAN LAKE AVE LAKE ODES

1011 FIRST AVE LAKE ODES

R-1

1003 FIRST AVE LAKE ODES

1002 JORDAN LAKE AVE LAKE ODES

1413 SECOND ST LAKE ODES

34-100-034-000-175-02

SECOND ST

SECOND ST

1316 SECOND ST LAKE ODES

2964 HUDDLE RD LAKE ODES

34-100-0

1312 SECOND ST LAKE ODES

34-101-200-000-630-00

2908 HUDDLE RD LAKE ODES

HUDDLE RD

HUDDLE RD

JORDAN LAKE AVE

R-1

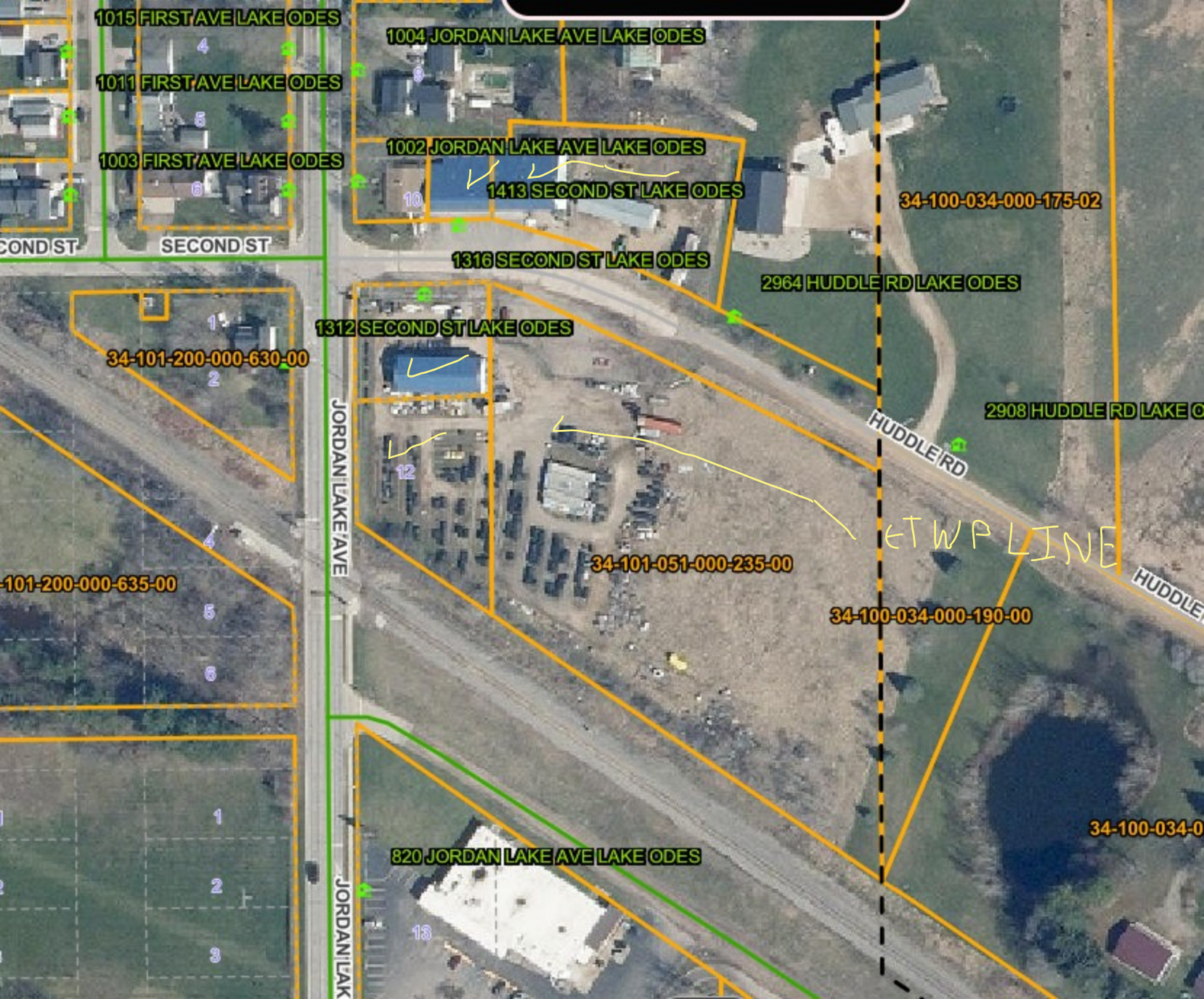
34-101-051-000-235-00

34-100-034-000-197-00

34-100-034-000-185-00

820 JORDAN LAKE AVE LAKE ODES

HC



1015 FIRST AVE LAKE ODES

1011 FIRST AVE LAKE ODES

1003 FIRST AVE LAKE ODES

1004 JORDAN LAKE AVE LAKE ODES

1002 JORDAN LAKE AVE LAKE ODES

1413 SECOND ST LAKE ODES

34-100-034-000-175-02

1316 SECOND ST LAKE ODES

2964 HUDDLE RD LAKE ODES

1312 SECOND ST LAKE ODES

34-101-200-000-630-00

2908 HUDDLE RD LAKE ODES

HUDDLE RD

ETWP LINE

34-101-051-000-235-00

34-100-034-000-190-00

34-101-200-000-635-00

34-100-034-000-190-00

820 JORDAN LAKE AVE LAKE ODES

PP#34-101-060-000-051
JOHN MOSSEL
HUDDLE RD

PARCELS (TOTAL)
5.20 ACRES
(INC. R/W)

PP#34-100-034-4
ANN L & SALLY
2875 HUDDLE

Subject Information

Property Type:	Commercial - Mixed Use
Address:	1413 & 1316 Second St, 0 Huddle Rd, Lake Odessa, MI
Parcel ID(s):	34-101-060-000-060-01, 34-101-060-000-065-00, 34-101-060-000-070-00, 34-101-051-000-220-00, 34-101-051-000-235-00
Legal Description:	VILLAGE OF LAKE ODESSA ASSESSORS EASTERN PLAT THE E 62FT OF LTO 10 AND THE E 62FT OF THE S 17FT OF LOT 9 ODESSA TWP, IONIA COUNTY, MICHIGAN; VILLAGE OF LAKE ODESSA ASSESSORS EASTERN PLAT LOT 11 ODESSA TWP, IONIA COUNTY, MICHIGAN; VILLAGE OF LAKE ODESSA ASSESSORS EASTERN PLAT LOT 12 ODESSA TWP, IONIA COUNTY, MICHIGAN; VILLAGE OF LAKE ODESSA COM SE COR LOT 10 ASSESSORS EASTERN PLAT, TH N 80.07FT, TH E 15.25FT, TH N4*50'E 16.76FT, TH S86*25"E 108.22FT, TH N 19.61FT, TH S82*6'45"E 80.5FT, TH S 145.67FT TO N LI RD ROW, TH NWLY ALG ROW TO POB; ALSO COM S 960.99FT, E 361.58FT & N8*49'15"E 62.73FT FR NW COR SEC, TH N 113.76FT, TH S82*6'45"E 15.16FT, TH S8*49'15"W 112.99FT TO POB SEC 34 T5N R7W ODESSA TWP, IONIA COUNTY, MICHIGAN; VILLAGE OF LAKE ODESSA ALL OF FOLLOWING PARCEL LYG IN VILLAGE OF LAKE ODESSA; COM 924FT S & 165FT E OF NW COR SEC 34, TH S 330FT TO RR ROW, TH SELY ON LI SD RR ROW 404FT, TH NELY 363FT TO CL HWY, TH WLY ALG CL 503.25FT TO POB SEC 34 T5N R7W ODESSA TWP, IONIA COUNTY, MICHIGAN

MEMO TO LAKE ODESSA PLANNING COMMISSION (PC)

FROM ZONING ADMINISTRATOR – Jeanne Vandersloot

REGARDING: Application for a Rezone and Text Amendment from Tony Grace

9-4-26

Tony submitted a rezoning application to change 5 parcels from R-1 to HC and a letter asking for a text amendment to the HC district to add the special use of “Mini-warehouses and self-storage facilities”. The Village Council has referred these applications to the Planning Commission for processing. Please review the application package. After the public hearing to be held at this meeting, the Planning Commission will make a recommendation to the Village Council for final adoption of the rezone and text amendment.

The text amendments for a definition and the special use in the HC district will be provided in an ordinance for you with the exact proposed wording for discussion.

The rezoning parcel info is shown below.

The rezoning is for 5 parcels from R-1 to HC which consist of 1413 and 1316 Second St even though some of them also front on Jordan Lake Ave. Also see the zoning map.

34-101-060-000-060-01
34-101-060-000-065-00
34-101-060-000-070-00
34-101-051-000-220-00
34-101-051-000-235-00

These 5 parcels are in the R-1 District and are not likely suitable for residential development because they already contain the prior business buildings from the former Jerry’s Tire plus it is next to the railroad tracks. To make them viable for future business use, rezoning them to HC gives more options for the property. HC already abuts to the south across the railroad tracks where a pizza place and a retail store exist. The Master Plan map is being changed to make these parcels consistent with the HC adjoining to the south.

See the zoning map on the next page. The 5 parcels are outlined in red color. Also see the aerial map.



1015 FIRST AVE LAKE ODES

1004 JORDAN LAKE AVE LAKE ODES

1011 FIRST AVE LAKE ODES

R-1

1003 FIRST AVE LAKE ODES

1002 JORDAN LAKE AVE LAKE ODES

1413 SECOND ST LAKE ODES

34-100-034-000-175-02

SECOND ST

SECOND ST

1316 SECOND ST LAKE ODES

2964 HUDDLE RD LAKE ODES

34-100-0

1312 SECOND ST LAKE ODES

34-101-200-000-630-00

2908 HUDDLE RD LAKE ODES

HUDDLE RD

HUDDLE RD

JORDAN LAKE AVE

12

R-1

34-101-051-000-235-00

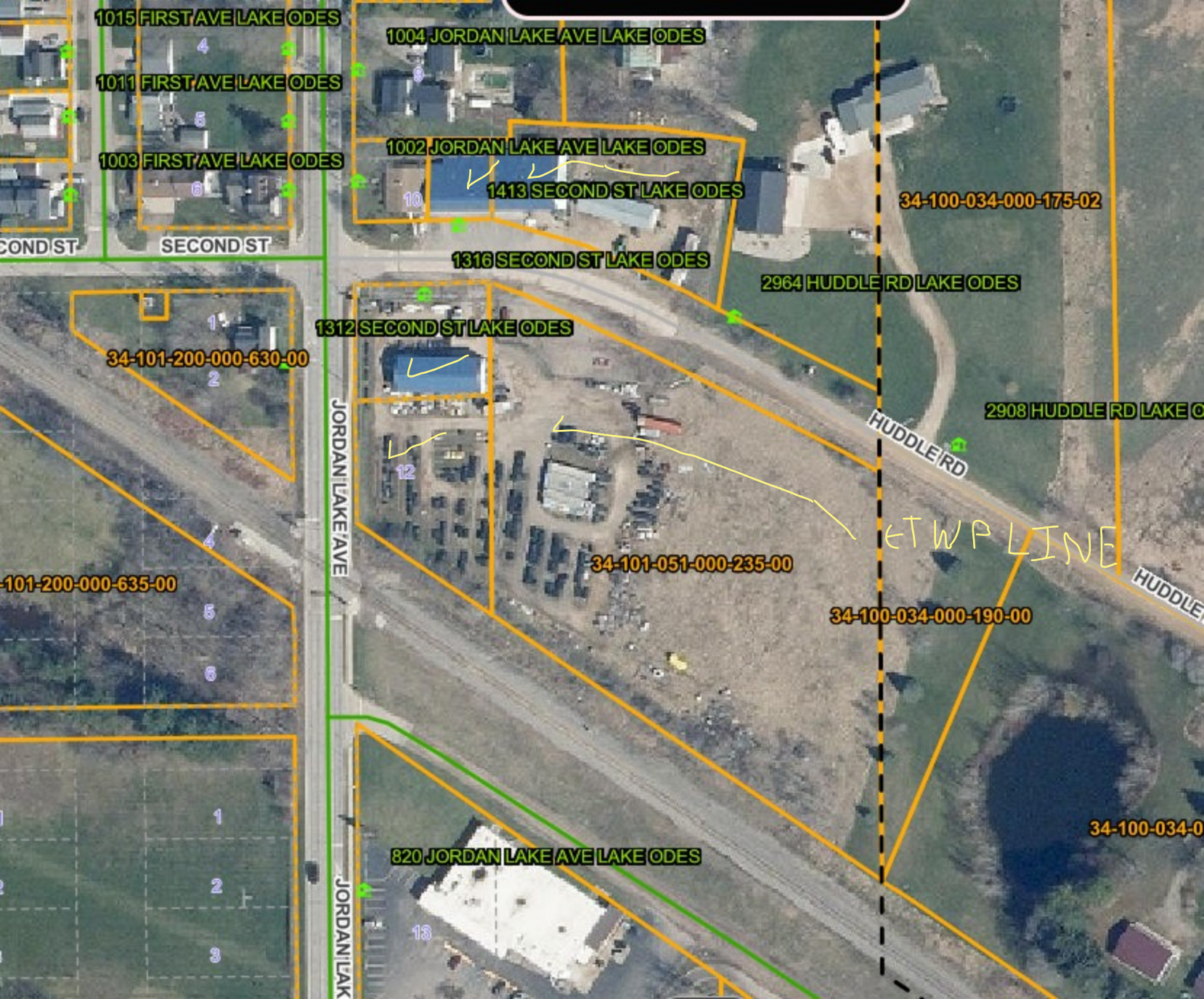
34-100-034-000-197-00

34-100-034-000-185-00

34-101-200-000-635-00

820 JORDAN LAKE AVE LAKE ODES

HC



1015 FIRST AVE LAKE ODES

1004 JORDAN LAKE AVE LAKE ODES

1011 FIRST AVE LAKE ODES

1003 FIRST AVE LAKE ODES

1002 JORDAN LAKE AVE LAKE ODES

1413 SECOND ST LAKE ODES

34-100-034-000-175-02

COND ST

SECOND ST

1316 SECOND ST LAKE ODES

2964 HUDDLE RD LAKE ODES

1312 SECOND ST LAKE ODES

34-101-200-000-630-00

2908 HUDDLE RD LAKE O

HUDDLE RD

ETWP LINE

101-200-000-635-00

34-101-051-000-235-00

34-100-034-000-190-00

HUDDLE

JORDAN LAKE AVE

JORDAN LAK

820 JORDAN LAKE AVE LAKE ODES

34-100-034-0

PROPERTY REZONING REQUEST

Presentation to the Village Planning Commission

Non-Conforming R1 Zoning — Pathway to Productive Use

1. Executive Summary

We are the owners of a commercially viable property that is currently designated as R1 Non-Conforming — a classification that does not reflect the property's actual characteristics, its location relative to Highway Commercial zoning across the railroad tracks, or the highest and best uses that would benefit both the property owners and the surrounding community. We are requesting the Planning Commission's consideration of one or more regulatory pathways that would permit productive, community-compatible commercial uses on this site.

Our primary goals are to: (1) preserve existing grandfathered status, (2) pursue a conditional re-zone and/or text amendment to allow mini storage and light vehicle mechanical repair, and (3) open a constructive dialogue with the Commission about the property's long-term potential.

2. Current Zoning Situation

The property currently carries an R1 Non-Conforming designation, creating the following challenges:

- Classified into the residential zone — the property's actual use, location, and commercial character are more consistent with Highway Commercial zoning directly across the railroad tracks.
- Grandfathered status is fragile — under current ordinance, what activities are currently allowed on site is somewhat vague, and there is an expiration date with any gap of business operations.
- Functional misalignment — the property is situated near and consistent with commercial corridor uses along the highway, yet is zoned in a way that restricts viable commercial activity.
- Future marketability is impacted — prospective buyers interested in legitimate commercial uses are deterred by the uncertain and restrictive zoning status.

3. Proposed Uses

We are proposing the following specific, community-compatible uses for the property:

A. Mini Storage Facility

Mini storage (self-storage) is a low-impact, low-traffic commercial use that is well-suited to transitional zones between residential and commercial corridors. It generates minimal noise, does not require significant on-site staffing, and provides a needed service to nearby residents and businesses. Suggested solves:

- This use may be added to Highway Commercial Zoning via a Text Amendment.
- Alternatively, a Special Land Use Permit may be available under the current framework.

B. Light Vehicle Mechanical Repair

Light vehicle mechanical repair is a historically compatible commercial use in this area and may qualify for consideration under the existing grandfather provisions. We are requesting the Commission consider formally recognizing this use within the current grandfathered status — a separate letter to this effect can be submitted alongside our rezoning application.

4. Available Regulatory Pathways

We understand the need to follow the regulatory mechanisms available to address this situation. We are prepared to pursue more than one concurrently, and we understand these options to be:

A. Conditional Re-Zone

A conditional re-zone allows the applicant to commit to a specific, defined use on the property — essentially a promise of: "This is the only thing we are going to put on the property." This approach binds the re-zone to a specific proposed use

B. Re-Zone to Highway Commercial Zoning

Re-Zoning to Highway Commercial would open up options for potential new business interests, while not allowing the much more unrestricted uses normally characteristic of Industrial Zoning. This option would expose the property to a larger pool of investors and offers a higher probability of securing quality future ownership.

C. Text Amendment to Highway Commercial Zoning

A text amendment to the Highway Commercial zoning ordinance would formally add mini storage as a permitted or special use within that district. Proposed language:

"Please add mini storage to Highway Commercial Zoning."

D. Special Land Use Permit

For mini storage specifically, perhaps a Special Land Use Permit may be available under the existing Highway Commercial framework. Each zoning district has both permitted uses and special uses — this pathway allows Commission discretion while keeping the process within established procedures.

E. Grandfather Status Clarification

We can submit a separate formal letter requesting the Commission consider whether light vehicle mechanical repair qualifies as a use that may be recognized under the current non-conforming grandfather status, given the property's historical commercial use history.

6. Our Case: Narrative Statement

This property sits at a meaningful crossroads — literally and figuratively. Geographically, it sits adjacent to Highway Commercial zoning, flanked by the commercial activity that defines this corridor. Yet on paper, it carries a residential non-conforming designation that was not chosen deliberately but rather the result of a historical boundary decision. This creates a situation where the property's potential is artificially constrained not by community values or planning vision, but by an administrative artifact.

We are not asking for special treatment. We are asking the Commission to apply the tools it already has — re-zones, conditional re-zones, text amendments, special use permits — to align this property's official designation with its practical reality. The proposed uses, mini storage and light vehicle mechanical repair, are low-impact, neighborhood-compatible uses that would activate an underutilized property, create tax base, and serve residents without generating the traffic, noise, or land use conflicts associated with more intensive commercial development.

Of the possible regulatory pathways being pursued — the conditional re-zone and the text amendment — all have precedent and have been used successfully in the past. We are committed to working transparently with the Commission, providing the specific use commitments required for a conditional re-zone, and welcoming any conditions that protect the character of adjacent properties.

We respectfully request the opportunity to present before the Commission, answer questions, and take the first step toward a resolution that serves the property, the village, and the community. We are prepared to act quickly, and we are grateful for the Commission's consideration.

Contact

Phone: 989.621.7865
Email: tonyg@almatire.com

Tony Grace

Owner, Lake Odessa Storage, LLC

Planning Commission

Jeanne Vandersloot
Zoning Administrator
Village of Lake Odessa
616.897.4242

Dear Jeanne,

I am writing to request the text amendment of “mini-warehouses and self-storage facilities” to be added to the Highway Commercial District.

As the owner of the property at, around, and south of 1413 Second St in Lake Odessa, my goal is to add to the utility and marketability of the property, while also ensuring a future use that will benefit the community, keeping things visually appealing, adding utility and services to the local residences, and continuing to drive tax revenue for the Village of Lake Odessa.

Specifically, I would like to additionally request a definition of “mini-warehouses and self-storage facilities” and that use to be added to the special uses section of Highway Commercial. See suggested language below:

Definitions Section 36-5, (M), add: Mini-warehouses and self-storage facilities is one or more buildings containing separate, individual, and private storage spaces of varying sizes leased or rented on individual leases for varying periods of time and may include fenced outdoor storage of recreational vehicles, boats and campers.

Highway Commercial Section 36-35, (g) (3), add the special use of: Mini-warehouses and self-storage facilities when fronting on M-50 or Jordan Lake Ave.

Enclosed is my completed application for text and map amendment, as well as some aerial photos, maps, a property survey, and the presentation letter that was delivered to the Planning Commission July 27th, 2026.

Thank you for considering my application. Please feel free to contact me at 989.621.7865 or tonyg@almatire.com with any questions.

**VILLAGE OF LAKE ODESSA
IONIA COUNTY, MICHIGAN**

Trustee _____, supported by Trustee _____, moved the adoption of the following ordinance:

ORDINANCE NO. 2026-__

**AN ORDINANCE TO AMEND SUBSECTIONS 36-5(b)(13)
AND 36-35(g)(3) OF THE CODE OF ORDINANCES,
VILLAGE OF LAKE ODESSA, MICHIGAN**

THE VILLAGE OF LAKE ODESSA ORDAINS:

SECTION 1. That subsection 36-5(b)(13) of the Code of Ordinances, Village of Lake Odessa, Michigan, is hereby amended to read as follows:

Sec. 36-5. Definitions.

* * *

- (b) *Words and terms defined.* The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

* * *

(13) "*M*"

Marihuana, also known as *medical marihuana*, also known as *marijuana*, also known as cannabis: that term shall have the meaning given to it in Section 7601 of the Michigan Public Health Code, 1978 PA 368, as amended, MCL 333.7106 et seq., as is referred to in Section 3(d) of the Michigan Medical Marihuana Act, PA 2008, Initiated Law 1, MCL 333.26423(d), as amended. Any other term pertaining to marihuana used in this chapter and not otherwise defined shall have the meaning given to it in the Michigan Medical Marihuana Act and/or in the General Rules of the Michigan Department of Community Health issued in connection with that Act.

Marihuana collective or cooperative means any facility, structure, dwelling or other location where medical marihuana is grown, cultivated, processed, stored, transmitted, dispensed, consumed, used, given, delivered, provided, made available to and/or distributed by two or more of the following: a registered primary caregiver or a registered qualifying patient, as defined by the Michigan Medical Marihuana Act, PA 2008, Initiated Law 1, MCL 333.26421 et seq. (the "Act"), or a person in possession of an identification card issued under the Act or in possession of an application for such an identification card. The term "collective" or "cooperative" shall not apply to a registered primary caregiver that provides necessary care and marihuana for medical use exclusively to his/her five or fewer designated qualifying patients in strict

accordance with the Michigan Medical Marihuana Act, PA 2008, Initiated Law 1, MCL 333.26421 et seq. or the Administrative Rules of the Michigan Department of Community Health, Michigan Admin Code, R 333.101 through R 333.133. A "marijuana collective or cooperative" shall not include the following uses: a state-licensed health care facility; a state-licensed residential care facility for the elderly or infirmed; or a residential hospice care facility, as long as any such use complies strictly with applicable laws and rules of the State of Michigan. It is unlawful to establish or operate a profit or nonprofit medical marihuana dispensary, collective or cooperative within the village.

Marihuana dispensary or dispensary means any facility, structure, dwelling or other location where medical marihuana is grown, cultivated, processed, stored, transmitted, dispensed, consumed, used, given, delivered, provided, made available to and/or distributed by two or more of the following: a registered primary caregiver or a registered qualifying patient, as defined by the Michigan Medical Marihuana Act, PA 2008, Initiated Law 1, MCL 333.26421 et seq. (the "Act"), or a person in possession of an identification card issued under the Act or in possession of an application for such an identification card. The term "dispensary" shall not apply to a registered primary caregiver that provides necessary care and marihuana for medical use exclusively to his/her five or fewer designated qualifying patients in strict accordance with the Michigan Medical Marihuana Act, PA 2008, Initiated Law 1, MCL 333.26421 et seq. or the Administrative Rules of the Michigan Department of Community Health, Michigan Admin Code, R 333.101 through R 333.133. A "marihuana dispensary" shall not include the following uses: a state-licensed health care facility; a state-licensed residential care facility for the elderly or infirmed; or a residential hospice care facility, as long as any such use complies strictly with applicable laws and rules of the State of Michigan. It is unlawful to establish or operate a profit or nonprofit medical marihuana dispensary, collective or cooperative within the village.

Medical use of marihuana means the acquisition, possession, cultivation, manufacture, use, internal possession, delivery, transfer or transportation of marihuana or paraphernalia relating to the administration of marihuana to treat or alleviate a registered qualifying patient's debilitating medical condition or symptoms associated with the debilitating medical condition, as defined under the Michigan Medical Marihuana Act, PA 2008, Initiated Law 1, MCL 333.26421 et seq., as amended.

Mini Warehouse/Self-Storage Facility: A structure or group of structures divided into storage units, stalls or lockers of no more than five hundred (500) square feet in area each and which are offered to the public for a fee for the storage of goods.

Mobile home means a structure, transportable in one or more sections, which is built on a chassis and designed to be used as a dwelling with or without permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained in the structure and is installed by a Michigan Licensed Mobile Home dealer or Michigan Licensed Mobile Home installer as required by Michigan statute, and administrative rules promulgated thereunder. The term "mobile home" does not include a recreational vehicle. See Public Act No. 96 of 1987 (MCL 125.2301 et seq.)

Mobile home park means a parcel or tract of land, under the control of a person, upon which three or more mobile homes are located on a continual, nonrecreational basis, and which is offered to the public for that purpose regardless of whether a charge is made therefore, together with any building, structure, enclosure, street, equipment, or facility used or intended or used incidental to the occupancy of a mobile home, and which is not intended for use as a recreation vehicle trailer park. See Public Act No. 96 of 1987 (MCL 125.2301 et seq.).

Mortuary means a place for the storage of human bodies prior to their burial or cremation.

Motel means an establishment providing sleeping accommodations with a majority of all rooms having direct access to the outside without the necessity of passing through the main lobby of the building.

SECTION 2. That subsection 36-35(g)(3) of the Code of Ordinances, Village of Lake Odessa, Michigan, is hereby amended to read as follows:

Sec. 36-35. Zoning district regulations.

* * *

- (g) *HC, highway commercial district.* Zoning district regulations for the HC, highway commercial district shall be as follows:

* * *

- (3) *Uses permitted by special use permit.* Uses permitted by special use permit in the highway commercial district shall be as follows:

- a. Laundromat, when fronting on M-50 or Jordan Lake Avenue.
- b. Motel, when fronting on M-50 or Jordan Lake avenue.
- c. Hotel, when fronting on M-50 or Jordan Lake Avenue.
- d. Automobile wash, when fronting on M-50 or Jordan Lake Avenue.
- e. Restaurant, when fronting on M-50 or Jordan Lake Avenue.
- f. Convenience/grocery store, when fronting on M-50 or Jordan Lake Avenue.
- g. Automobile service station, when fronting on M-50 or Jordan Lake Avenue.
- h. Automobile dealership, when fronting on M-50 or Jordan Lake Avenue.
- i. Vehicle repair shop, when fronting on M-50 or Jordan Lake Avenue.
- j. Sports and recreational facility, when fronting on M-50 or Jordan Lake Avenue.
- k. Retail commercial, when fronting on M-50 or Jordan Lake Avenue.
- l. Commercial greenhouse.
- m. Public parking lot.

- n. Residence below street level, provided same shall be handicapped accessible.
- o. Residence on the same street level as commercial business use, provided:
 - 1. Usable commercial space shall be not less than 750 square feet, and must have depth of 30 feet or half the total depth of the building, whichever is greater.
 - 2. Usable commercial space must face M-50 or Jordan Lake Avenue.
 - 3. There shall be no existing violations currently on file with respect to subject property which have not been removed or remedied to the satisfaction of the zoning administrator. However, an applicant may be required by the planning commission to remove or remedy said violation as a condition of securing a special use permit.
 - 4. For each block in the zoning district, the maximum percentage of commercial structures which may be converted to provide residences on the same floor as a commercial business is 20 percent. For the purpose of this chapter, a percentage greater than the above shall be construed as detrimental and threatening to the existing character, health, safety, and welfare of the district.
 - 5. Each structure proposed for conversion must provide or be designed to provide a minimum number of square feet per dwelling unit, as set forth in subsection (g)(8)h., of this article.
 - 6. The planning commission is authorized to impose additional reasonable conditions in order to protect the intent and purpose of this option in the highway commercial district.
 - 7. All requirements, changes and conditions imposed by the planning commission shall be met before occupancy of the newly created residential unit is allowed.
- p. Mini warehouse/self-storage facility, when fronting on M-50, Jordan Lake Avenue or Huddle Road, provided:
 - 1. Enclosure: All storage must take place inside a completely enclosed building; no outdoor storage is allowed under this specific section.
 - 2. Minimum Lot Area: The proposed site must measure at least one acre.
 - 3. Prohibited Uses: Residential habitation, commercial activities, retail sales, or garage sales are strictly prohibited inside the individual storage units. Utility hookups (water, gas, sewer) inside units are prohibited, except for the purpose of providing interior/exterior lighting and climate control.

SECTION 3. The invalidity of any clause, sentence, paragraph or part of this ordinance shall not affect the validity of the remaining parts of this ordinance.

SECTION 4. This ordinance shall become effective upon seven days following publication in a newspaper circulated with the Village.

Ayes:
Nays:
Abstain:
Absent:

ORDINANCE DECLARED ADOPTED.

Dated: _____, 2026

Karen L. Banks, Village President

Kathy Forman, Village Clerk

CERTIFICATION

I, the undersigned duly appointed Village Clerk of the Village of Lake Odessa, Ionia County, Michigan, do hereby certify that the above ordinance, or a summary thereof, was published in the Lakewood News, a newspaper of general circulation in the Village, on _____, 2026, and that such ordinance was entered into the Ordinance Book of the Village on _____, 2026.

Date: _____

Kathy Forman, Village Clerk

MEMORANDUM

TO: Planning Commission, Zoning Administrator Jeanne VanderSloot

FROM: Karen Banks

RE: Application from Tony Grace (Jerry's Tire) for Re-Zone and Text Amendment

DATE: September 24, 2026

As we prepare to consider the application from the owner of the Jerry's Tire parcels for rezoning from R-1 (Low-Density Residential) to HC (Highway Commercial), as well as his request for a text amendment to add mini warehouse / self-storage facilities as a special use in the HC District, I did some research with the help of AI regarding the highest and best use for the existing Jerry's Tire parcels. That analysis is below.

* * * * *

AI Analysis of "Highest and Best Use" Question for Jerry's Tire Parcels

The presence of the **railroad tracks** adjacent to the warehouse parcels and the **corner home** next to the tire shop drastically alters the "Highest and Best Use" calculus.

From a planning perspective, these physical elements strongly suggest that **retaining strict R-1 residential use on the warehouse parcels is neither financially feasible nor physically desirable**, while simultaneously highlighting where you need to protect the existing resident.

Here is how these new details impact the four tests and your upcoming decision:

1. The Warehouse Parcels (Adjacent to Railroad Tracks)

Land that directly abuts railroad tracks is almost never developed into single-family residential (R-1) homes due to noise, vibration, safety, and lack of market demand.

- **Physical & Financial Reality:** The proximity to the tracks makes residential development financially unfeasible. Developers will not buy R-1 land next to a railroad to build single-family homes because the finished houses will not sell for enough to cover construction costs.
- **The Ideal Buffer Use:** In urban planning, **self-storage is widely considered an ideal "buffer" or transitional use** between heavy industrial features (like railroads) and residential neighborhoods. Storage units don't care about train noise or vibrations, they don't sleep there, and the physical buildings act as a built-in sound and visual barrier for the rest of the neighborhood.

- **Conclusion for these parcels:** The highest and best use of the warehouse parcels is almost certainly a low-impact commercial or light industrial use rather than R-1.

2. The Tire Shop & Corner Home (The Critical Friction Point)

The corner lot presents the most sensitive planning challenge because it sits right on the **main artery** but shares a property line with an existing home.

- **Main Artery Frontage:** Properties fronting a main artery naturally face commercial pressure. Keeping it zoned R-1 long-term is often a losing battle, especially with a non-conforming tire shop already there.
- **Protecting the Neighbor:** Because the tire shop parcel shares a side or rear border with a home, rezoning the tire shop to Highway Commercial (HC) introduces a major risk of "commercial encroachment" or negative externalities (light pollution, noise, fumes) affecting that home's value and livability.

Recommended Strategy for the Planning Commission

Given these dynamics, the applicant's request makes logical land-use sense, **but only if the Planning Commission exercises strict control through the Special Use Permit and the Text Amendment.** You have the leverage to make this a win for the neighborhood by structuring the approval with the following conditions:

- **Force a Comprehensive Site Plan:** Do not allow them to rezone the parcels in isolation. Require a unified plan showing how the main artery parcel (tire shop) and the side-street parcels (warehouse/self-storage) will interact.
- **Mitigate the Corner Home Impact:** If the tire shop is rezoned to HC, the text amendment or the special use conditions should mandate a **Class A structural buffer** (e.g., an 8-foot solid decorative masonry wall plus heavy evergreen landscaping) along the property line shared with the adjacent home.
- **Control Side Street Traffic:** Since the self-storage sits across a side street, ensure that customer ingress/egress is strictly managed. If possible, design the site layout so that larger moving trucks must enter from the main artery side rather than driving deep down the side street past other residential properties.
- **Leverage the Text Amendment for Clean-up:** Since the applicant wants a text amendment to allow self-storage, your commission can write a rule stating that *any self-storage facility approved under this special use must completely eliminate any active outdoor storage of bulk tires, scrap, or junk vehicles on the site.* This legally forces the clean-up of the current eyesore.

To help refine the text amendment or conditions, let me know:

- Is the owner planning to **keep running the tire shop** on the main artery, or will it be demolished/converted as part of the self-storage development?
- Does your municipality currently have standard **bufferyard requirements** (like setbacks or fence heights) when an HC zone touches an R-1 zone?

Question: To clarify, the corner residence fronts on a main artery and its back lot line is adjacent to the tire shop. The tire shop fronts on the side street.

Thank you for that important clarification. This specific orientation—where the home fronts the main artery and its **back property line directly touches the tire shop site**—changes the dynamic of the friction point.

From a planning perspective, a commercial use directly abutting a resident's backyard is highly sensitive, as backyards are private spaces where noise, light, and visual intrusion are felt most acutely.

Here is how this exact configuration shapes the **highest and best use** evaluation and how your commission can protect that resident while considering the rezoning:

1. The Impact of the Rear Property Line Contiguity

When a residential backyard shares a property line with a commercial zone, standard "by-right" Highway Commercial (HC) uses can severely damage the resident's quality of life.

- **The Risk of Standard HC:** If you grant the HC rezoning without strict protections, a future owner could put in a drive-thru, a gas station, or a retail store where trash dumpsters, loading docks, exhaust fans, and headlights are aimed directly at that resident's backyard.
- **Why Self-Storage is Preferable:** Compared to almost any other HC use, a self-storage facility is actually a highly favorable neighbor for a residential backyard. They do not generate late-night noise, loitering, cooking odors, or constant traffic.

2. Crafting the Buffer: Turning the Commercial Wall into an Asset

Because the self-storage facility requires a text amendment and a special use permit, your commission has total authority to dictate exactly what happens along that shared rear property line. You can use the physical layout of a self-storage facility to the resident's advantage:

- **The "Dead Wall" Barrier:** Many modern self-storage designs utilize a single-story, climate-controlled building where the **back wall of the storage building itself sits right on or near the property line** (acting as a massive, solid sound and visual barrier). If the building wall serves as the fence line, ensure it has **no windows, doors, or exterior lighting** facing the resident's backyard.
- **Mandatory Rear Setback and Buffering:** If the building does not act as the wall, require a strict setback (e.g., 20–30 feet) from that rear property line. Within that setback, mandate:
 - An **8-foot solid decorative masonry or precast concrete wall** (superior to wood or vinyl for blocking the noise of a tire shop or storage traffic).
 - A continuous row of **evergreen canopy trees** (like Arborvitae or Cypress) planted on the resident's side of the wall to block the upper-level view of the storage structures.

- **Lighting Restrictions:** Mandate that all lighting on the side street and warehouse parcels be **fully shielded, down-cast (dark-sky compliant)**, and completely cut off at the property line so no light bleeds into the neighbor's backyard.

3. Cleaning Up the Side Street View

Right now, the resident looks out toward a side street dominated by a non-conforming tire shop and a fenced bulk-tire yard. Rezoning to HC with this specific text amendment allows the city to force an environmental and aesthetic upgrade. The highest and best use here should result in a net reduction of blight.

By transitioning the active, high-utility tire shop and the bulk storage yard into a passive, heavily landscaped, and architecturally controlled self-storage facility, the overall negative impact on the corner residence will likely decrease dramatically—despite the change to a commercial zoning map.

Question: We believe that the tire shop will remain a tire shop, not be converted to self-storage.

If the **tire shop parcel will remain an active tire shop** and will *not* be converted into self-storage, your evaluation as a planning commissioner must pivot.

By rezoning the tire shop parcel to Highway Commercial (HC), you are not transitioning a problematic use out of the neighborhood—you are **permanently legitimizing and locking in that commercial use** right against a resident's backyard.

Furthermore, you are decoupling the two sides of the street. This changes the highest and best use analysis significantly and introduces several planning risks you should address during the hearing.

1. The Legalization of the Non-Conforming Use

Right now, the tire shop is likely a legal non-conforming use. This means it operates under strict limitations: it typically cannot expand its footprint, cannot rebuild if destroyed past a certain percentage, and if it closes for a set period (usually 6–12 months), the commercial rights vanish forever.

- **Giving Away Your Leverage:** Rezoning the tire shop to HC changes it from a "temporary" non-conforming use to a permanent, permitted "by-right" commercial use. Once it is zoned HC, the owner gains the legal right to expand the shop, add more service bays, increase pavement, and operate indefinitely without the threat of expiration.
- **The "What If" Risk:** If the tire shop fails five years from now, that parcel is now a permanent piece of HC land touching a resident's backyard. Future owners could open any standard HC business there (e.g., an auto parts store, a noisy car wash, or a fast-food drive-thru) without needing your permission.

2. Fragmentation of the Request

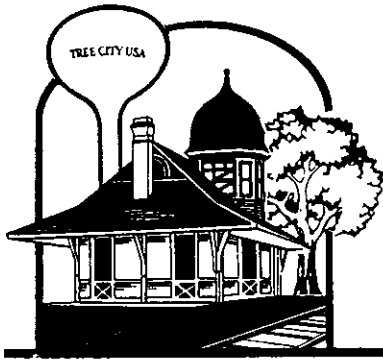
The applicant is asking for a text amendment to allow self-storage, but they are applying it to a parcel (the tire shop) that they have no intention of using for self-storage.

- **The Text Amendment Contradiction:** If the text amendment allows self-storage as a *Special Use* in the HC zone, but the tire shop parcel is going to remain a tire shop, the text amendment is entirely irrelevant to that specific lot.
- **The Split Reality:** You are effectively reviewing two completely separate projects at once:
 1. A straight commercial rezoning for an active tire shop next to a home.
 2. A commercial rezoning, text amendment, and special use permit for a mini-warehouse next to a railroad track.

Recommended Actions for the Planning Commission

Because the tire shop is staying, the "Highest and Best Use" for the city's long-term plan is heavily compromised unless you place strict boundaries on the approval. Consider these strategic options:

- **Split the Rezoning Request:** Recommend approval of the HC rezoning and Special Use for the **fenced warehouse parcels** (since the railroad tracks make them perfect for self-storage), but **deny** the HC rezoning for the tire shop parcel, keeping it R-1 non-conforming. This forces the tire shop to stay contained and protects the neighbor's backyard from future, heavier commercial expansion.
- **Condition the Tire Shop's Inclusion:** If your local ordinances allow you to attach conditions to a rezoning (such as a conditional rezoning agreement or strict site plan approval), mandate that the tire shop owner immediately install the 8-foot masonry buffer wall and landscaping along the neighbor's rear property line *as a condition of granting the HC status*. Do not let them get the zoning upgrade for free while the neighbor suffers the consequences of a permanent commercial neighbor.
- **Clean Up the Side Street Operations:** Use the Special Use Permit process on the warehouse parcels to legally ban the tire shop from using the side street for overflow parking, loading, or outdoor tire storage. The new self-storage facility across the street should have a pristine, landscaped perimeter that forces the tire shop's mess out of the public right-of-way.



PRESIDENT
Dr. Steve Garlinger

CLERK
Julane K. Beglin

TREASURER
Suzanne Johnson

MANAGER
John French

LAKE ODESSA Page Memorial Building, 839 Fourth Avenue, Lake Odessa, Michigan 48849 (516) 374-8698

TO: Mark Carpenter
Gary Mattson
Harlan Middaugh ✓
Phil McClelland

FROM: John French, Village Manager

DATE: November 24, 1993

Probably around April of next year, the Village Council will be zoning the portion of your property which was recognized in 1992 as falling within the village's incorporated boundaries. Enclosed please find a copy of a map with your parcel which will be affected. Also enclosed is a copy of the village's zoning map.

Public hearings will be held and you will be sent notices so that you can attend. The Planning Commission has suggested that I write you now, to find out what your wishes are in terms of how you would like your property zoned. They have also asked me to ask you to consider your property that extends into the township, for the possibility that someday this may be annexed into the village. In other words, in the "big picture", what kind of plans or future uses do you have in mind for your property?

Please feel free to drop me a letter, or stop by my office sometime soon to indicate your thoughts. Likewise, give me a call if I can clarify your understanding of the zoning map or the eventual zoning process that will be soon underway.

MUNICIPALITY APPROVALName of Dealership: JERRY'S TIRE & Auto Serv. Inc.Dealership Address: 1413 2nd Street, Lake Odessa, MI. 48849Dealer License Number (if applicable): B007178

- ☐ Class A - New Vehicle Dealer
☒ Class B - Used Vehicle Dealer
☐ Class C - Used Vehicle Parts Dealer
☐ Class D - Broker
☐ Class E - Distressed Vehicle Transporter
☐ Class F - Vehicle Scrap Metal Processor
☐ Class G - Vehicle Salvage Pool
☐ Class R - Automotive Recycler
☐ Class W - Automotive Wholesaler

Municipal Authority: _____

The license(s) being applied for (checked above) would permit, but not require, all business activities described above. Please check the appropriate category below, complete the signature portion of this form, and return this completed form to the applicant.

If you have any questions or concerns, contact the Michigan Department of State, Licensing Unit, at (517) 636-6400.

Thank you.

Municipality requirements may include; local building code requirements, land use requirements, sign ordinances, local licensure, etc...

☒ Location **MEETS** all the municipal requirements for dealer classification(s) checked above.

☐ Location **DOES NOT MEET** all the municipal requirements for dealer classification(s) checked above. Please list the reason(s).

Reason: _____

☐ There are **NO MUNICIPAL REQUIREMENTS** in this jurisdiction for dealer classification(s) checked above.

MARK L. BENDERMark L Bender

Signature of Municipal Authority

VILLAGE
MANAGER

Date

10/21/05(616)

Telephone Number

374-7110VILLAGE OF LAKE ODESSA

Printed Name of Municipal Authority

Jurisdiction (City, Township, etc.)

6/2005

ZONING APPROVAL

Name of Dealership: JERRY'S TIRE + Auto Serv. Inc.

Dealership Address: 1413 2nd Street, Lake Odessa, MI 48849

Dealer License Number (if applicable): B007178

- ☐ Class A - New Vehicle Dealer
- ☒ Class B - Used Vehicle Dealer
- ☐ Class C - Used Vehicle Parts Dealer
- ☐ Class D - Broker
- ☐ Class E - Distressed Vehicle Transporter
- ☐ Class F - Vehicle Scrap Metal Processor
- ☐ Class G - Vehicle Salvage Pool
- ☐ Class R - Automotive Recycler
- ☐ Class W - Automotive Wholesaler

Zoning Authority:

The license(s) being applied for (checked above) would permit, but not require, all business activities described on the reverse. Please check the appropriate category below, complete the signature portion of this form, and return this completed form to the applicant.

If you have any questions or concerns, contact the Michigan Department of State, Licensing Unit, at (517) 636-6400.

Thank you.

- ☒ Location is **APPROVED** for dealer classification(s) checked above.
- ☐ Location is **DISAPPROVED** because it is not properly zoned.
- ☐ Location is **APPROVED** because there is NO zoning ordinance in effect.

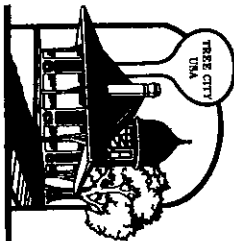
Jeanne Vandersloot
Signature of Zoning Authority

10-21-05
Date

(616) 897-4242
Telephone Number

Jeanne Vandersloot
Printed Name of Zoning Authority

Village Lake Odessa
Jurisdiction (City, Township, etc.)



Office of The Village Manager
Telephone (616) 374-7110
Facsimile (616) 374-0040

LAKE ODESSA Page Memorial Building, 839 Fourth Avenue, Lake Odessa, Michigan 48849

November 18, 1997

Dear Wild and Woolly Willy;

As we discussed briefly in the middle of your mushroom soup, would you "guys" be so kind as to boil these descriptions into one — along with a quicky, simple map — so that we can eventually change the zone on these properties to commercial?

If you need more information, please call Mark Carpenter at 374-8892.

Thanks,

WARRANTY DEED—861

AVAILABLE AT DOUBLEDAY BROS. & CO., KALAMAZOO, MI 49001

(State Bar of Michigan Form)

LIBER 507 PAGE 210

The Grantor(s) Douglas Waldren and Linda Waldren, husband and wife, whose address is 3809 Lowercroft, Lansing, MI, and Leona Bussema 1560 ~~xxxxxx Jordan Lake St., Lake Odessa, MI~~ conveys and warrants to Robert Bennett and Bonnie Bennett, husband and wife,

whose address is 930 Jordan Lake St., Lake Odessa, MI.

the following described premises situated in the Village of Lake Odessa, County of Ionia and State of Michigan.

Commencing at a point 64 rods south of the northwest corner of section 34, T5N, R7W, thence running east 10 rods, thence south to the right of way of Pere Marquette Railroad; thence northwesterly to section line between sections 33 and 34; thence north to place of beginning, containing 3/4's of an acre of land. Also known as Lot 12 of Assessor's Eastern Plat of the Village of Lake Odessa, as recorded in Liber 2 of Plats on page 12, Ionia County Records.

Excepting any and all acts or neglects of persons other than Grantors from and after January 31, 1986, that being the date of a certain land contract for the sum of fifteen thousand dollars (\$15,000.00)

subject to easements and building and use restrictions of record and further subject to

*between the parties, pursuant to which this conveyance is made.

Dated this 10th day of May, 1991

Signed in presence of:

Signed by:

* Daniel K. Templin
Daniel K. Templin

* Christy L. Wells
Christy L. Wells

* Douglas Waldren
Douglas Waldren

* Linda Waldren
Linda Waldren

* Leona Bussema
Leona Bussema

STATE OF MICHIGAN, }
COUNTY OF _____ } ss.

TAX CERTIFICATE WAS FURNISHED IN COMPLIANCE WITH ACT 126, P.A. 1933.

The foregoing instrument was acknowledged before me this 10 day of May, 1991, by Douglas Waldren, Linda Waldren, Leona Bussema

Christy L. Wells
Notary Public,
Michigan
My commission expires _____

Christy L. Wells
Notary Public,
Michigan
My commission expires March 10, 1993

County Treasurer's Certificate

City Treasurer's Certificate

When Recorded Return To:

Send Subsequent Tax Bills To:

Drafted By:

(Name)

(Street Address)

(City and State)

Daniel K. Templin

Business Address:

Attorney at Law
2nd Floor Johnson Bldg
Ionia, MI 48846
(616) 527-1750

Tax Parcel # _____

Recording Fee _____

Transfer Tax _____

* TYPE OR PRINT NAMES UNDER SIGNATURES.

State of Michigan.

Register of Deeds, County of _____

This survey was received for record on the _____ day

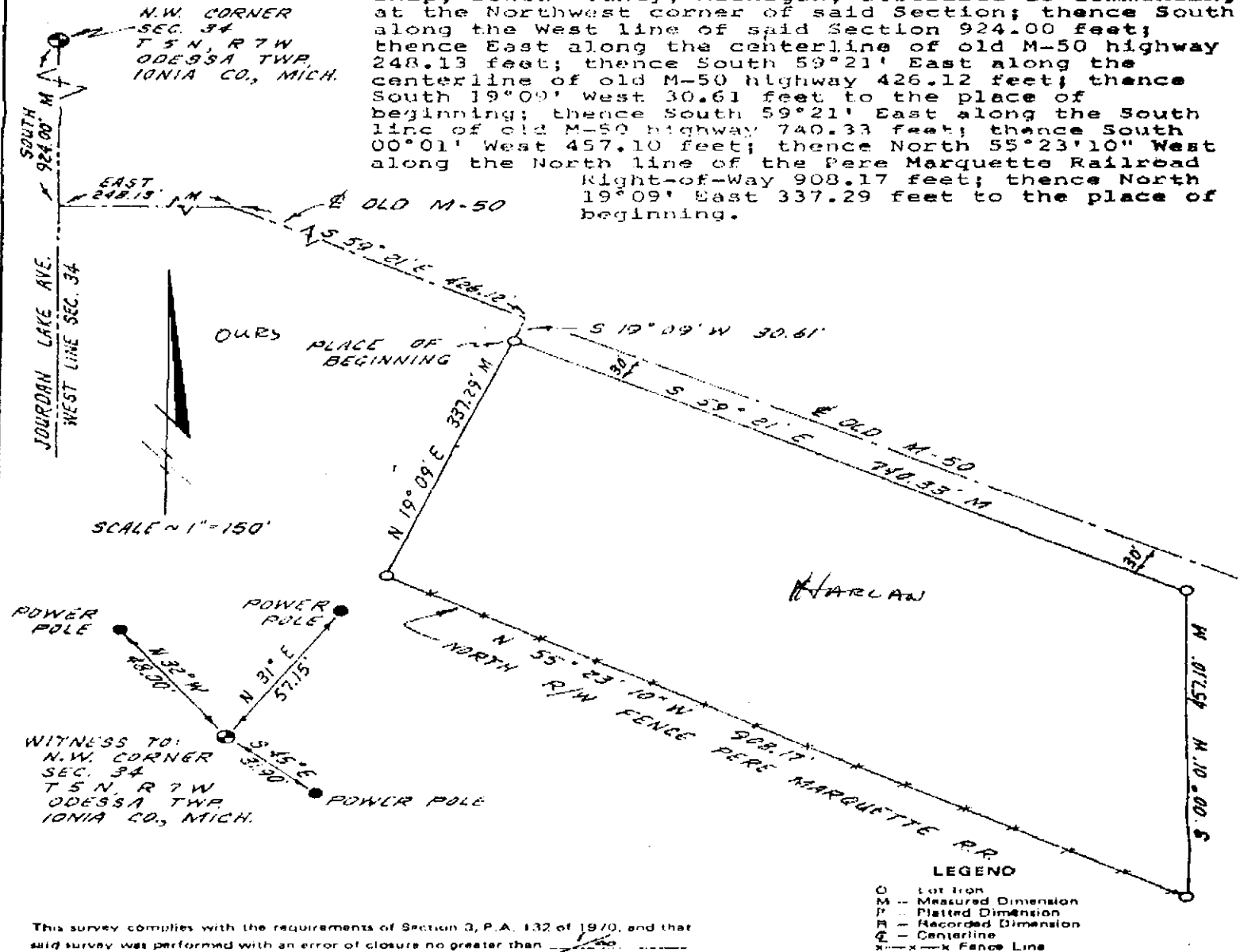
of _____, 19____ at _____ M., recorded in Liber _____

of surveys Page _____

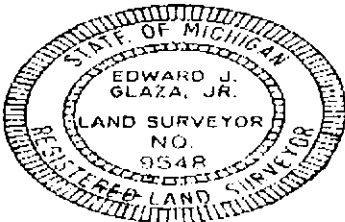
Map of survey for Harlan Middaugh, Sr. Date Jan. 10, 1973 No. 72184

Owner _____

Description Part of the Northwest 1/4 of Section 34, T5N, R7W, Odessa Township, Ionia County, Michigan, described as commencing at the Northwest corner of said Section; thence South along the West line of said Section 924.00 feet; thence East along the centerline of old M-50 highway 248.13 feet; thence South 59°21' East along the centerline of old M-50 highway 426.12 feet; thence South 19°09' West 30.61 feet to the place of beginning; thence South 59°21' East along the South line of old M-50 highway 740.33 feet; thence South 00°01' West 457.10 feet; thence North 55°23'10" West along the North line of the Pere Marquette Railroad Right-of-Way 908.17 feet; thence North 19°09' East 337.29 feet to the place of beginning.



This survey complies with the requirements of Section 3, P.A. 132 of 1970, and that said survey was performed with an error of closure no greater than 1/100



This survey was made from the above legal description which was given to us as a complete description of the property. Both map and description should be compared with the Abstract of Title or Title Policy for any exceptions, assessments or differences in description.

Glaza and Associates
Civil Engineers and Land Surveyors
Grand Rapids, Michigan

BY Edward J. Glaza, Jr.
REGISTERED LAND SURVEYOR

WARRANTY DEED - 001

AVAILABLE AT BOURLEIGH HOUSE, 810 E. KALAMAZOO, MI 48840

(State Bar of Michigan Form)

LIBER

507

PAGE 211

The Grantor(s) Robert Bennett and Bonnie Bennett, husband and wife, whose address is 930 Jordan Lake St., Lake Odessa, MI 48849, convey(s) and warrant(s) to Mark B. Carpenter, a married man,

whose address is 747 East David Highway, Ionia, MI 48846,

the following described premises situated in the Village of Lake Odessa, County of Ionia, and State of Michigan:

Commencing at a point 64 rods south of the northwest corner of section 34, T5N, R7W, thence running east 10 rods, thence south to the right of way of Pere Marquette Railroad; thence northwesterly to section line between sections 33 and 34; thence north to place of beginning, containing 3/4's of an acre of land. Also known as Lot 12 of Assessor's Eastern Plat of the Village of Lake Odessa, as recorded in Liber 2 of Plats on page 12, Ionia County Records.

for the sum of Four Thousand Fourteen 71/100 (\$4014.71) -----

subject to easements and building and use restrictions of record and further subject to

Dated this 23rd day of May, 1991

Signed in presence of:

Phyllis A. Cupples
* Phyllis A. Cupples

Teresa L. Rhodea
* Teresa L. Rhodea

Signed by:

Robert Bennett
* Robert Bennett
Bonnie Bennett
* Bonnie Bennett

STATE OF MICHIGAN, } ss.
COUNTY OF _____

TAX CERTIFICATE WAS FURNISHED IN COMPLIANCE WITH ACT 126, P.A. 1933

The foregoing instrument was acknowledged before me this 23rd day of May, 1991, by Robert Bennett and Bonnie Bennett

Phyllis A. Cupples
* PHYLLIS A. CUPPLES
Notary Public, Ingham County, MI
My commission expires Jan. 29, 1994

County Treasurer's Certificate

City Treasurer's Certificate

When Recorded Return To:

Send Subsequent Tax Bills To:

Drafted By:

(Name)

(Street Address)

(City and State)

Business Address:

Attorney at Law
2nd Floor Johnson Bldg
Ionia, MI 48846
(616) 527-1750

Tax Parcel #

Recording Fee

Transfer Tax

* TYPE OR PRINT NAMES UNDER SIGNATURES.

MEMORANDUM OF LAND CONTRACT

LIBER 478 PAGE 385

STATE OF MICHIGAN
COUNTY OF IONIA
RECEIVED

JUN 18 1986

5051
MEMORANDUM OF LAND CONTRACT.
EQUALIZED BOOK & CO., KALAMAZOO, MICH.

REGISTERED BOOKS

This Memorandum of Land Contract, entered into on June 16, 1986,
BY AND BETWEEN:

HARLAN L. MIDDAGH and ESTIA A. MIDDAGH, husband and wife, whose address is:

1103 Jordan Lake Ave., Lake Odessa, MI

, hereinafter "Seller" and

MARK B. CARPENTER and PAMELA R. CARPENTER, husband and wife, whose address is:

, hereinafter "Buyer":

WITNESSETH:

Whereas, Buyer and Seller have entered into a Land Contract of even date herewith; and,

Whereas, the parties desire to enter into this Memorandum of Land Contract to give record notice of existence of said Land Contract

Now Therefore, in consideration of the Premises and for other good and valuable consideration Seller acknowledges and agrees that they have sold to Buyer on the Land Contract dated June 1986, the following described premises situated in the

Village of Lake Odessa, of Lake Odessa, County of Ionia, and State of Michigan, to-wit:

Lot number Eleven (11) of ASSESSORS EASTERN PLAT, Village of Lake Odessa, Ionia County, Michigan

The purpose of this Memorandum of Land Contract is to give record notice to the existence of the aforesaid Land Contract.

In Witness Whereof, the parties hereto have executed this Memorandum of Land Contract and have caused their hands and seals to be affixed hereto the day and year first above written.

Signed and Delivered in Presence of

Jerome Gregory
Donna HuntleyHarlan L. Middagh
Harlan L. MiddaghEstia A. Middagh
Estia A. MiddaghMark B. Carpenter
Pamela R. CarpenterSTATE OF MICHIGAN. }
COUNTY OF IONIA } ss.

The foregoing instrument was acknowledged before me on June 16, 1986, by

Harlan L. Middagh, Estia A. Middagh

1. Rex P. O'Connor
220 West Main Street
P.O. Box 123
Ionia, Michigan 48846Jerome Gregory
Notary Public,
Ionia County, Michigan,
My commission expires July 5, 1987

SEE FOOT NOTE ON OTHER SIDE



PRESIDENT
William C. Riggs
CLERK
Teresa Struve
TREASURER
Suzanne Johnson
MANAGER
John French

LAKE ODESSA Page Memorial Building, 839 Fourth Avenue, Lake Odessa, Michigan 48849 (616) 374-8698

ZONING PERMIT APPLICATION

Date requested: 4/15/96

By: MARK CARPENTER / JERRY'S TIRE

LOCATION OF BUILDING OR SITE

Address: 1413 2ND STREET

Zoning District: (circle) R-1 R-2 R-3 MF MH HC CBD LC LI FH

Is property a corner lot? X Yes _____ No

"GRANDFATHERED"
BUSINESS USE

APPLICANT IDENTIFICATION

Owner: MARK CARPENTER

Address (if other than above): _____

Phone Number: (____) 374-8892

Best time to contact: WEEKDAYS

Contractor(s): FARROW, HASKINS,
MAST Phone Number (____) _____

Architect/Engineer: TIM SPITZLEY

TYPE OF USE CHANGE

New Building _____

Move Building _____

Addition _____

Garage _____

Other 15x42 STORAGE ADDITION ON NORTH SIDE

Pool _____

Demolition _____

Carport _____

Home Occupation _____

STATE/COUNTY ENVIRONMENTAL PERMITS CHECKLIST
FOR

Village of Lake Odessa
839 Fourth Avenue
Lake Odessa, MI 48849

This checklist has been prepared to alert businesses to state and county environmental permit requirements which may apply to new existing facilities. Applicants are requested to complete this form and submit it to the municipal office with the proposed site plan. Upon receipt, the township will forward the information to the permit coordinator, Michigan Department of Natural Resources.

This checklist is not a permit application form: businesses are responsible for obtaining information and permit application forms from appropriate state and county offices. Please note that this checklist pertains only to state and county environmental permits. Additional permits and approvals may be required by the municipality or other government agencies.

Circle the regulations which you think may apply to your business

1. Y ☒ N Will the project involve the discharge of any type of wastewater to a storm sewer, drain, lake, stream or other surface water?
Contact: Michigan Department of Natural Resources.
Surface Water Quality Division.
District office telephone: 517/373-1949
2. Y ☒ N Will the project involve the discharge of liquids, sludges, wastewater and/or wastewater residuals into or onto the ground?
Contact: Michigan Department of Natural Resources, Waste Management Division.
District office telephone: 517/373-2730
- (OUTSIDE) 3. Y ☒ N Will the project or facility store or use hazardous substances, oil or salt? Depending on the type of substance, secondary containment and a Pollution Incident Prevention Plan (or a material storage permit) may be required.
Contact: Michigan Department of Natural Resources, Waste Management Division.
District office telephone: 517/373-2730
4. Y ☒ N Will the facility use underground storage tanks? Existing tanks must be registered with the State Police Fire Marshal Division. Tanks must be installed and operated in accordance with state regulations.
Contact: Michigan State Police Fire Marshall Division, Hazardous Materials Section, Lansing.
(517)322-1935 or 1-800 MICH UST

5. Y ☒ N Will the facility involve the transport, on-site treatment, storage or disposal of hazardous waste generated in quantities of 1000 kilograms (250 gallons or 2200 pounds) or more per month? If yes, one or more permits may be required.
- Will the facility generate between 100 kilograms/month (25 gallons or 220 pounds) and 1000 kilograms/month (250 gallons or 2200 pounds) of hazardous waste? If yes, the facility may be a small quantity generator subject to federal and state regulations. An EPA identification number should be obtained from the Michigan Department of Natural Resources (special forms are available) and a manifest (shipping paper) should be used to transport waste off-site.
- Contact: Michigan Department of Natural Resources, Waste Management Division.
District office telephone: 517/373-2730
6. Y ☒ N Will the project involve burning, landfilling, transferring or processing any type of solid non-hazardous wastes on-site?
- Contact: Michigan Department of Natural Resources, Waste Management Division.
District office telephone: 517/373-2730
7. Y ☒ N Will the project involve the installation, construction, reconstruction, relocation, or alteration of any process or process equipment (including air pollution control equipment) which has the potential to emit air contaminants?
- Contact: Michigan Department of Natural Resources, Air Quality Division, Permit Section.
District office telephone: 517/373-7023
8. Y ☒ N Will the project involve any man-made change in the natural cover or topography of land, including cut and fill activities which may contribute to soil erosion and sedimentation? Will the earth change disturb an area of one acre or more, or occur within 500 feet of a lake or stream? If the answer to both of these questions is yes, a soil erosion and sedimentation control permit is required.
- Contact: County Drain Commissioner (or other responsible office).
Telephone: 617/527-5373
9. Y ☒ N Will the project involve any work (dredging, filling, construction) in a river, stream, creek, ditch, wetland or floodplain, or within 500 feet of an inland lake, river, stream, creek or ditch?
- Contact: Michigan Department of Natural Resources, Land and Water Management Division.
District office telephone: 517/373-1170
10. Y ☒ N Will an on-site wastewater treatment system or septic system be installed? Will septage be stored on-site prior to off-site disposal?
- Contact: For sanitary sewage - County or District Environmental Health. Telephone: 616/527-3250

For industrial/commercial wastewater in any quantity or more than 10,000 gallons/day of sanitary sewage - Michigan Department of Natural Resources, Waste Management Division.
District office telephone: 517/373-2730

11. Y ☒ N Is this facility (or any facility under your ownership) currently involved in any compliance discussions with the Michigan Department of Natural Resources or the Michigan Attorney General's Office?
Contact: Michigan Department of Natural Resources, Office of Environmental Enforcement.
Telephone: (517)373-3503
12. Y ☒ N Is this facility/property (or any facility/property under your ownership) included on the Act 307 Priority List, "Michigan Sites of Environmental Contamination" or subject to corrective action under the Leaking Underground Storage Tank (LUST) program?
Contact: Michigan Department of Natural Resources, Environmental Response Division.
District office telephone: 517/373-9837

Note: For assistance with permits and approvals from the Michigan Department of Natural Resources, including permit coordination among MDNR divisions, contact the Permit Coordinator, Lansing Central office (517)335-4235.

Business Name: JERRY'S TIRE & AUTO

Mailing Address: 1413 2ND ST.

Street Address: 1413 2ND ST.

Telephone: 374-8892

Facility Owner or Manager: MARK CARPENTER

Type of Business: AUTO/FARM SALES & SERVICE

Date: 4/15/96

TEMPORARY EASEMENT

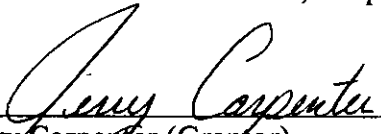
This agreement, made this ^{April}13 of ~~March~~, 1996, Ionia County, Michigan between Jerry and Noreen Carpenter and Sandra Shaw and Michael Combs, husband and wife, as Grantors, and Jerry's Tire and Auto Service, Inc., a Michigan Corporation, their agents, employees, and third party representatives, as Grantees.

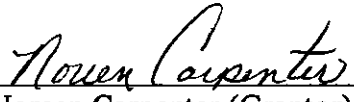
The Grantors hereby grant a temporary easement effective the date of this agreement and expiring September 1, 1996 at 12:00 noon, local time, for Grantees, their agents, third party representatives, independent contractors, and employees to cross Grantors property for ingress and egress purposes, for the purpose of excavating to inspect and disconnect, if necessary, sewer lines on the northwest corner of Grantees building, and Grantors home, including any construction activity that may be necessary to accomplish the same. Grantors further hereby grant to Grantees the permanent right to run a new sewer line across the north side of Grantors property, including the right to remove a new fence on the property line for the above described purposes.

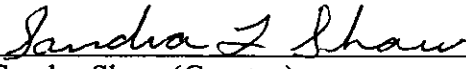
The access granted to Grantors property is represented on the attached survey as marked in yellow and red, incorporated herewith as Exhibit A. This temporary easement will include necessary parking and storage of material and equipment necessary to complete the above described construction.

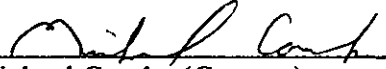
In consideration, Grantees agree and promise to, at Grantors sole expense, make all real estate restoration and remediation upon Grantors property, of that portion of Grantors property utilized by this easement, back to the condition said property was found immediately prior to construction.

In witness whereof, the parties hereto have duly executed this agreement.

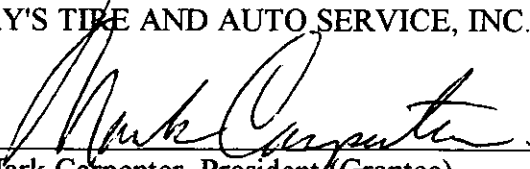

Jerry Carpenter (Grantor)


Noreen Carpenter (Grantor)


Sandra Shaw (Grantor)


Michael Combs (Grantor)

JERRY'S TIRE AND AUTO SERVICE, INC.

BY: 
Mark Carpenter, President (Grantee)

WITNESSES:



PREPARED BY:
Daniel K. Templin, P-30273
Attorney at Law
2nd Floor Johnson Building
Ionia, MI 48846
(616) 527-1750

TEMPORARY EASEMENT

This agreement, made this 10 of ^{April}~~March~~, 1996, Ionia County, Michigan between Gary Mattson and Nancy Mattson, husband and wife, as Grantors, and Jerry's Tire and Auto Service, Inc., a Michigan Corporation, their agents, employees, and third party representatives, as Grantees.

The Grantors hereby grant a temporary easement effective the date of this agreement and expiring September 1, 1996 at 12:00 noon, local time, for Grantees, their agents, third party representatives, independent contractors, and employees to cross Grantors property for ingress and egress purposes, utilizing commercial trucks and equipment for the purpose of adding an addition on the North side of Grantees commercial building located adjacent to Grantors property. Grantees, agents, employees, independent contractors, and third party representatives will ingress and egress Grantors property as represented on the attached survey as marked in yellow and red, incorporated herewith as Exhibit A, and will utilize Grantors pasture field through the barnyard gates and through Grantors back yard. This temporary easement will include necessary parking and storage of material and equipment necessary to complete the addition upon Grantees commercial building.

In consideration, Grantees agree and promise to repair and open the drain at Grantees sole expense, from Grantors home to Grantees property, and Grantees further agree to pay, at Grantees sole expense, ^{see (C)} all real estate restoration and remediation upon Grantors property, of that portion of Grantors property utilized by this easement, back to the condition said property was found immediately prior to construction.

In witness whereof, the parties hereto have duly executed this agreement.


Gary Mattson (Grantor)


Nancy Mattson (Grantor)

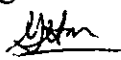
JERRY'S TIRE AND AUTO SERVICE, INC.

WITNESSES:

BY: 
Mark Carpenter, President (Grantee)

PREPARED BY:

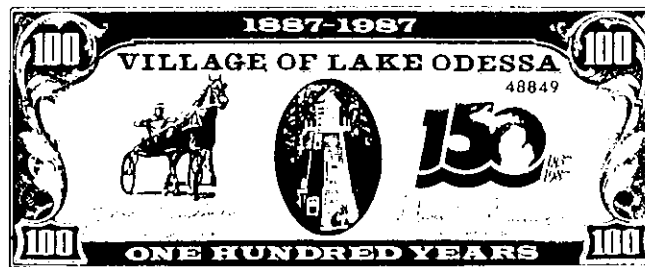
Daniel K. Templin, P-30273
Attorney at Law
2nd Floor Johnson Building
Ionia, MI 48846
(616) 527-1750



(A) grantee agrees to provide all legal permits, expenses & hold grantor harmless in all legal matters that may arise out of this construction, grantee also agrees to do all work within the proper laws at the time of this agreement.

REGISTERED LAND SURVEYOR No. 25863

PRESIDENT
Dr. Steve Garlinger
CLERK
Vera Kaufman
TREASURER
Suzanne Johnson
ASSESSOR
Fred Garlinger
MANAGER
John French



TRUSTEES
Philip Bartlett
Jerry Engle
Patricia Hickey
Joel Pepper
Allen Swift
Ross Thomas

PAGE MEMORIAL BUILDING
839 FOURTH AVENUE
LAKE ODESSA, MICHIGAN 48849

M E M O R A N D U M

DATE: March 27, 1987

TO: Planning Commission

COPY: Village Council and Zoning Board of Appeals

FROM: John French, Manager/Zoning Administrator

SUBJ: Zoning Permit Issued at Jerry's Tire and Battery

Recently I issued a zoning permit to Mark Carpenter of Jerry's Tire and Battery to build an equipment storage warehouse building on his property opposite the tire store at the corner of Second Street and Jordan Lake Avenue. You may recall that this property was recently purchased by Mark from Harlan Middaugh, for the purpose of a fenced-in storage building for the protection of Jerry's Tire and Battery vehicles and equipment as well as customers' vehicles.

Since I have been the Village Manager (January 83) I have incorrectly informed Harlan Middaugh on several occasions (as well as Mark Carpenter) that the former vacant property opposite Jerry's Tire and Battery was zoned Light Industrial which would have allowed for such a structure. This was done somewhat innocently from my recollection of sitting on the Planning Commission during the development of both the zoning ordinance and the zoning map. My recollection was that our intention was to zone the vacant property on the corner as well as the home adjacent to the railroad tracks Light Industrial for the potential future growth of either Jerry's Tire and Battery or another similar business. Once Mark purchased the property at a commercial price, I checked more closely and realized that I had erred in my original statements to both Harlan and Mark.

Now, to undo a mess, and allow Mark to use the property for the purpose he purchased it for it would involve either a rezoning by the Village Council or a Special Use Permit by the Planning Commission. Either scenario would involve considerable expense incurred by Mark Carpenter, as well as the Village (Planning Commission, Village Council, etc.).

Since the original error was mine, and the result of that error does expose the Village's zoning liability, I decided that I would issue a zoning permit provided I could guarantee the wishes of the adjacent house (Bob and Bonnie Bennett) could be served. To that end, Mark Carpenter has agreed to put a privacy fence, not only on the property line which is shared, but all the way around the warehouse for his purposes of security. Further, he has agreed to landscape the surrounding property in such a way that this property can not be considered an eyesore or reduce the value of adjacent properties in any way .

The long and short of this memo, is that I made a mistake and I am now explaining to you the measures I have taken to undo the damage. This is the first time this has happened during my administration, but can happen any time when one does not have enough time to properly devote to the duties of being the Zoning Administrator. As I have mentioned on countless occasions, someday it would be wise for an entirely different individual than the Village Manager to act as Zoning Administrator. There goes that broken record again.....

JF/h

cc: Mark Carpenter

VILLAGE OF LAKE ODESSA

CERTIFICATE OF OCCUPANCY
FOR ZONING ORDINANCE #119

APPLICANT: MARK CARPENTER - JERRY'S TIRE AND BATTERY

DATE: 2-6-87

LOCATION: Opposite Jerry's Tire on Second Avenue

ZONING DISTRICT: R-1 Residential

FOR: New Building (Warehouse)

COMMENTS: _____

IONIA COUNTY BUILDING PERMIT: YES NO NOT APPLICABLE

COPY ATTACHED:

TELEPHONE VERIFICATION BY: _____

OTHER REQUIRED PERMITS: _____

cc: Permit File
Applicant

ZONING ADMINISTRATOR
(616) 374-7110

DATE APPROVED

VILLAGE OF LAKE ODESSA
ZONING PERMIT APPLICATION

2/6/87
Date Requested

LOCATION OF BUILDING OR SITE

Address: OPPOSITE JERRY'S TIRE ON 2ND
Between: JLA and TLS (Streets)
Zoning District: R-1

APPLICANT IDENTIFICATION (include address & phone number)

Owner: MARK CARPENTER
Lessee or Tenant: SAME AS OWNER
Contractor(s): CLARE JACKSON
Architect/Engineer: _____

TYPE OF USE CHANGE

☒ New Building (WAREHOUSE)	_____ Demolition
_____ Move Building	_____
_____ Addition	_____
_____ Garage	_____
_____ Carport	_____
_____ Pool	_____

APPROXIMATE COST

\$ 15,000.00

DIMENSIONS

Number of Stories: 1 (16')
Total Sq. Ft. Based on Exterior Dimensions: 2560
Lot Size: 110' X 130

ZONE

Check One-Residential

☒ R-1 Low Density Residential
☐ R-2 Low Density Lakeside Residential
☐ R-3 Low/Medium Density Residential
☐ MF Medium/High Density
☐ MH Medium/High Density Mobile Home Park

Check One-Non-residential

☐ HC (Highway Commercial)
☐ CBD (Central Business District)
☐ LC Lakeside Commercial
☐ LI (Light Industrial)
☐ FH (Flood Hazard)

SETBACKS

Front: _____	Adjacent Property Owner: <u>MARK CARPENTER</u>
Rear: <u>10'</u>	Adjacent Property Owner: <u>BOB BENNETT</u>
E Side: <u>10'</u>	Adjacent Property Owner: <u>HARLAN MIDDLEBROUGH</u>
W Side: _____	Adjacent Property Owner: <u>N/A</u>

SIGNATURES

Signature of Applicant: *Mark Carpenter* Date: 2-6-87
 Signaute of Zoning Administrator (if permitted): *[Signature]*

IF DENIED, APPLICANT MAY ACCORDINGLY

- ☐ Withdraw Application
- ☐ Appeal Denial to Zoning Board of Appeals *
- ☐ Submit Site Plan to Planning Commission for Special Use Permit *
- ☐ Submit Site Plan to Village Council for Zone Change *

*Any of these steps require a \$100.00 non-refundable fee for mailing notifications, publications, hearing costs, and etc.

NOTES

APPLICANT WAS INCORRECTLY LEAD TO BELIEVE, PRIOR TO PURCHASE, PROPERTY WAS ZONED LI OR COMMERCIAL. ZA ACCEPTS RESPONSIBILITY FOR ORIGINAL ERROR, AS WELL AS GRANTING ZONING PERMIT FOR CONSTRUCTION OF A FENCED, LANDSCAPED, WAREHOUSE. *[Signature]*

COUNTY OF IONIA

Construction Code Department
Court House Annex
Ionia, Michigan 48846

Randy Pohl
Building Inspector

Phone: 527-5374

PROJECT CHECK-OFF SHEET

LOT LINE SEPARATION: Will the structure be 6 feet or closer to your "NEAREST" property line? yes _____ no X

EARTH CHANGES: Will there be an earth change taking place within 500 feet of LAKE or STREAM, or of one (1) acre or more be made? yes _____ no X

EXISTING SEWAGE FACILITIES: Will the proposed structure be near any part of an existing sewage system, such as a drain field, etc.? yes _____ no X
If yes, approximately how close? _____ feet

POWER LINES: Will there be any HIGH VOLTAGE power lines crossing over any part of the structure? yes _____ no X

PLUMBING: Will plumbing be part of this project? yes _____ no X
The Michigan Plumbing Code is in effect and plumbing permits are required through the State Plumbing Board. (Applications are available through this office.)

ELECTRICAL: Will electrical work be a part of this project? yes X no _____
The Michigan Electrical Code is in effect and electrical permits are required through the State Electrical Board. (Applications are available through this office.)

MECHANICAL: Will heating and ventilation systems be part of this project? yes _____ no X
The Michigan Mechanical Code is in effect and mechanical permits are required through the State Mechanical Board. (Applications are available through this office.)

DRIVEWAY: Will a new driveway be constructed? yes _____ no X
You are required to contact the County Road Commission at 169 East Riverside Drive, Ionia, for information as to culvert requirements, etc. PHONE: 527-1700

Please Sign

Date

MARK CARPENTER

110'

↑ SETBACK
↓

32'

RECEIVED
2/6/87

[Signature]

← SETBACK
→

80'

← SETBACK (FRONT)
→

↑ SETBACK
↓

JORDAN LAKE AVE

- WILL THIS BE FENCED ALL THE WAY AROUND?
- DRIVES?
- TYPE OF FENCE?
- HEIGHT?
- PROVISIONS FOR DRAINAGE?
- HOW MUCH OF LOT WILL BE PAVED?
- WILL FLOOR BE CEMENT?
- DEPICT LANDSCAPING?
- LIGHTING PROVISIONS?
- SIGN SITE PLAN

2ND STREET

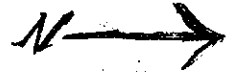
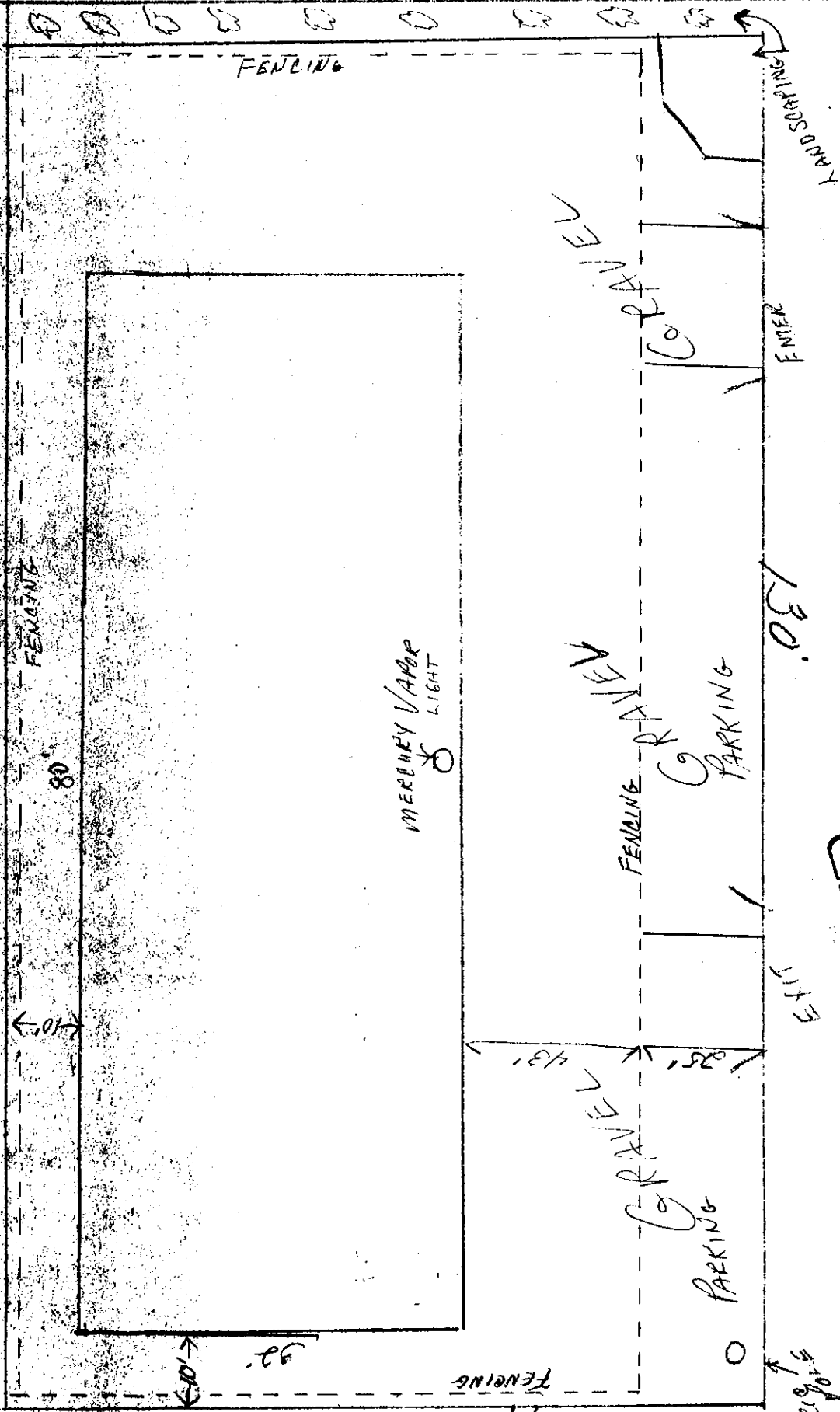
ELECTRIC

EXIT

30'

ENTER

JORDAN LAKE AVE



RECEIVED
2/26/07

Mark Carpenter

ADDRESS UNKNOWN
LAKE ODESSA

FENCED AS SHOWN
6" CHAIN LINK
GRAVEL DRIVES
NATURAL DRAINAGE
NO PAVING
CEMENT FLOOR

2ND STREET

Memo from . . .

JERRY'S TIRE & AUTO SERVICE, INC.

Phone 616 374-8892

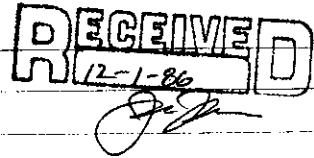
MI WATTS 800 443-2954

1316 2nd Street

LAKE ODESSA, MI 48849

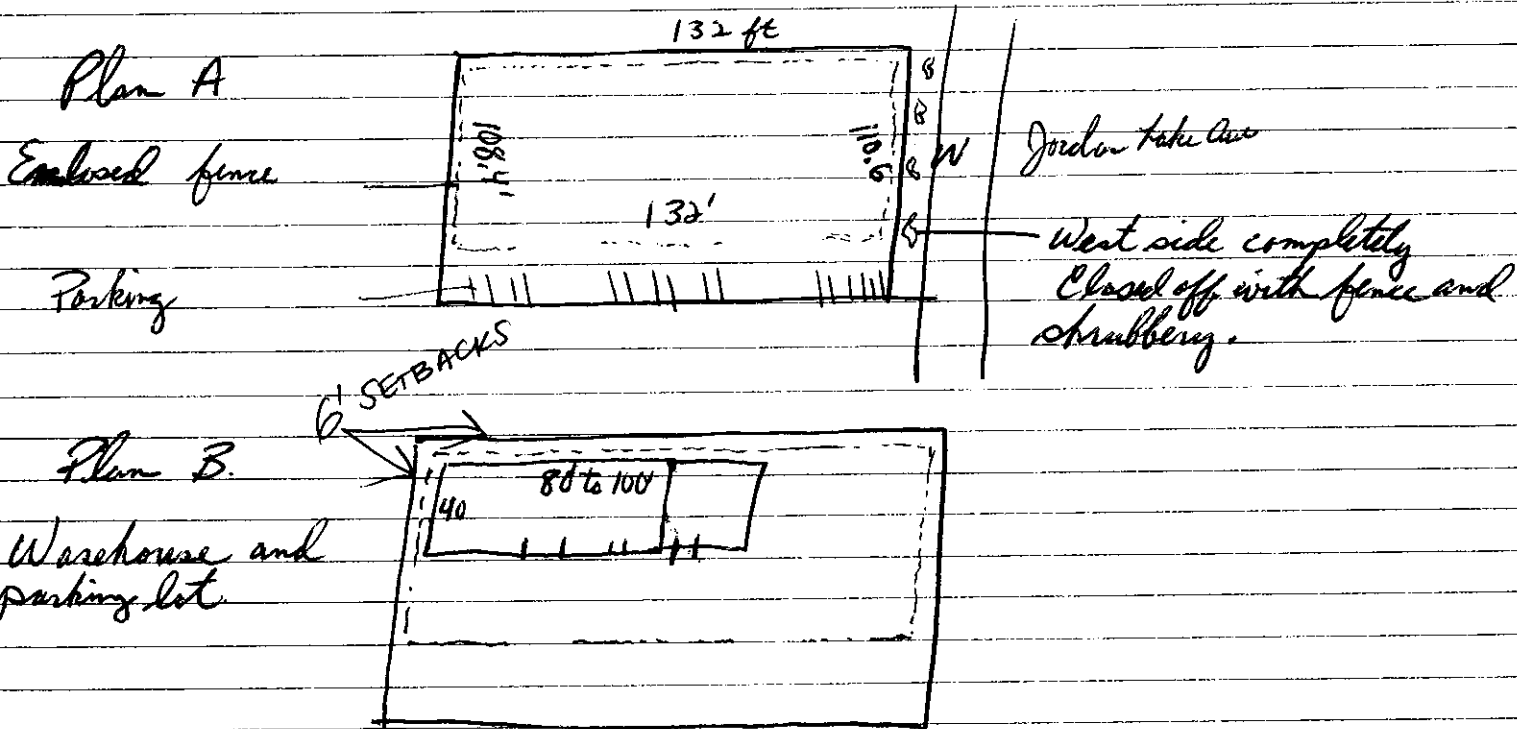
date 10-30-86

to John French
Zoning Commission



John,

This is our proposed plan for the lot.



Plan C would be the same as B only we would like to pave the lot eventually.

*To get to plan A we must get the site excavated level and put gravel base on it before we can put fence and or warehouse up.

Mark Carpenter

PRESIDENT
Dr. Steve Garlinger
CLERK
Vera Kaufman
TREASURER
Suzanne Johnson
ASSESSOR
Fred Garlinger
MANAGER
John French



TRUSTEES
Philip Bartlett
Jerry Engle
Patricia Hickey
Joel Pepper
Allen Swift
Ross Thomas

PAGE MEMORIAL BUILDING
839 FOURTH AVENUE
LAKE ODESSA, MICHIGAN 48849

LAKE ODESSA PLANNING COMMISSION MINUTES

September 29, 1986

Commissioners Present: Bob Huyck, Ross Thomas, Sue Johnson, Ward VanLaanen, Carol Baumeister, George Getterman, Janie Rodriguez, and John French, Zoning Administrator

Commissioners Absent: Virginia Yonkers

Visitors Present: Mac & Barb Bosworth, Bob Cobb, Max and Martin Vipond, Carlyn Deatsman, Pat Bartlett and Mark Carpenter

Meeting called to order at 7:37 PM. Addition of "Carlyn Deatsman" to agenda under new business. Minutes of previous meeting approved.

Minutes of September 28, Special Meeting regarding Bosworth's property passed out. Curt reported that because of lot size, set-back requirements, and the fact that the area was already saturated beyond the 30% figure for rental properties, the Committee recommended a denial for the Special Use Permit. Ward moved to accept the Committee report - seconded by George. Motion passed.

Special Committee findings pertaining to the Union Bank proposal were discussed. (See minutes of Special Committee Meeting, September 24, 1986). The three possibilities were reached primarily because of the fact that the land is residential and the Committee would like to keep it residential.

Martin Vipond spoke about the proposed new lot costing around \$5,000.00. He does not foresee the Village leasing the public parking lot at the beach for less than that amount. He also mentioned that the land for the lot was there when they purchased it and built the bank. He questioned whether or not that property wasn't "grandfathered in" to be used as the bank proposed in later years. Max Vipond reminded the group of how much the bank building has enhanced the area, as opposed to how that spot used to look. Martin added that the suggestion of parking between the bank and Dr. Garlinger's office was not feasible since the bank employees would not be able to get in and out easily during the busy hours.

Motion made by Ward, seconded by Janie to accept the Committee's recommendation. Motion passed - Bank proposal rejected. They will need to go to the Zoning Board of Appeals.

Mark Carpenter was present regarding a Special Use Permit for the new parking lot at the corner of Jordan Lake Avenue and Huddle Road. John explained that since it was previously used for parking by Jerry's Tire & Battery, he didn't feel that the use of it had changed. He also thought that the corner was zoned Light Industrial. The lot is a dirt lot, and before Mark paves or further changes it, he will need a zoning permit. Mark thought he had purchased a piece of Commercial property. Eventually they will add more dirt on west site because it is too low. Future plans are to enclose the lot and to build a warehouse at the east end of the land.

Ward questioned a chance for neighbors (opposed to changes in the land use at Jerry's) to be allowed to voice their opinion. John said that a public hearing would be held. Ward made a motion to grant a Special Use Permit to Mark, but as soon as changes are to be made, other than grading, that Mark return to the Planning Commission. Seconded by Bob. Motion carried.

Bob Cobb brought in a proposal regarding a parking lot across the street to the north of Cobb's Corner, next to the Gary Stair property. Curt said that Bob Cobb would need to approach the Village Council to determine the right-of-way in that area. Bob Huyck commented that if this parking plan did become a reality, possibly the drain problem could be corrected at the same time. John directed Bob Cobb to have the right-of-way checked and take it to the Village Council meeting on October 13th. Bob Cobb also noted that the house south of Cobb's Corner might be for sale eventually. He asked what his chances might be for acquiring a Special Use Permit for it. John offered suggestions on what would be needed. Bob Huyck stated that according to the Village ordinance, it (the ordinance) should be reviewed every five years and changed accordingly. It was the consensus of the group that it was time to do this now.

Carlyn Deatsman appeared before the Commission with his concern that some party is selling cars in the Village without a dealer's license. He also brought up the problem of the man repairing cars and displaying them "For Sale" in residential areas.

Curt stated that the dealer problem of being licensed or not is a State problem. But whether or not someone is indeed operating a business - repairing or selling cars - from their home in a residential area, that the Planning Commission would certainly be concerned. Carlyn has already called the State office regarding this individual's being licensed as a dealer and the fact that when these cars are being shown, no dealer plates are being used. He also commented that the car - selling competition would be welcomed, as long as the salesmen comply by purchasing plates, insurance, and dealer's licenses as Carlyn does. A long discussion followed.

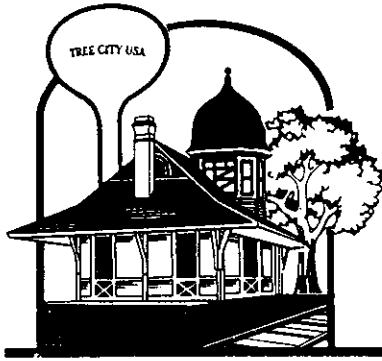
John will write a letter to the parties involved (Rev. Kauffman and copy to John Calcott) regarding the repairing, selling, parking, and displaying cars for sale. John will quote from the Zoning Ordinance on home occupations, pointing out the front yard parking and repairing vehicles to sell from one's home.

Pat Bartlett, representing Family Fare, questioned the possibility of installing lights on the outside of the grocery store. The Commission agreed to allow this installation as long as it complies with the Zoning Ordinance regarding outdoor lighting. Pat will get back to John with these plans.

Motion to adjourn by George - seconded by Bob. Motion carried. Meeting adjourned at 9:38 PM.

Respectfully submitted,

Janie Rodriguez, Secretary



PRESIDENT
Dr. Steve Garlinger
CLERK
Julane K. Beglin
TREASURER
Suzanne Johnson
MANAGER
John French

LAKE ODESSA Page Memorial Building, 839 Fourth Avenue, Lake Odessa, Michigan 48849 (616) 374-8698

TO: Mark Carpenter
Gary Mattson
Harlan Middaugh
Phil McClelland

FROM: John French, Village Manager

DATE: November 24, 1993

Probably around April of next year, the Village Council will be zoning the portion of your property which was recognized in 1992 as falling within the village's incorporated boundaries. Enclosed please find a copy of a map with your parcel which will be affected. Also enclosed is a copy of the village's zoning map.

Public hearings will be held and you will be sent notices so that you can attend. The Planning Commission has suggested that I write you now, to find out what your wishes are in terms of how you would like your property zoned. I would guess you would like this to be zoned commercially to coincide with your longstanding use of the property. But even in the event it would be zoned residentially, as the rest of your property is, the Planning Commission considers you as grandfathered in terms of legally conducting your business on these parcels.

Please feel free to drop me a letter, or stop by my office sometime soon to indicate your thoughts. Likewise, give me a call if I can clarify your understanding of the zoning map or the eventual zoning process that will be soon underway.

Master Plan Timeline

Here is a summary of next steps :

PC meeting:

The PC approves a motion to recommend the draft to the village council for distribution.

Village Council meeting (Distribution and Comment Period) :

The VC Passes a motion to enter into the comment period (63 days) and approve the draft for distribution. The day after the meeting I shall share the draft with appropriate entities with a notification mentioning the draft distribution period, when the comment period ends, and when the Planning Commission Public Hearing is going to be set post the comment period etc. (I shall share the list of entities with you for your review, before sending this out), Additionally we'll be required to share a public notice of public hearing on the website and/or local newspaper. Mckenna will prepare the notice and send that out to you as well.

Post Comment revisions :

After the 63-day comment, we'll make a note of the comments and make changes to the draft if required, before the PC public Hearing

PC Public hearing: If the PC is satisfied, they'll need to pass a resolution to recommend adoption.

The VC should then consider final adoption of the Master Plan in their next meeting.

Additionally, :

1. The PC chair or secretary needs to sign a statement of approval that goes on the inside cover of the plan.
2. After adoption, you'll need to submit copies of the adopted plan back to the entities that received the draft.



2025 Master Plan Update

Village of Lake Odessa, MI

DRAFT – SEPTEMBER 18, 2026



2025 Master Plan Update

for the
Village of Lake Odessa, MI

DRAFT – September 18, 2026

Approved by the Lake Odessa Plan Commission:

Public Hearing:

Adopted by the Lake Odessa Village Council:

Prepared with the assistance of:



235 East Main Street, Suite 105
Northville, Michigan 48167
(248) 596-0920
mcka.com

Acknowledgments

PLANNING COMMISSION

Karen Banks
Beth Barrone
Gregg Guetschow
Ken Misiewicz
Meg Wheeler
Ben DeJong
Susan Mesack

VILLAGE COUNCIL

Karen Banks
Michael Brighton
Neena Rush
Benjamin DeJong
Robert Green
Roy Halfman
Martha Yoder

ADMINISTRATION

Mark Borden, Village Manager
Gregg Guetschow, Interim Village Manager
Jeanne Vandersloot, Zoning Administrator
Kathy Forman, Village Clerk/Treasurer



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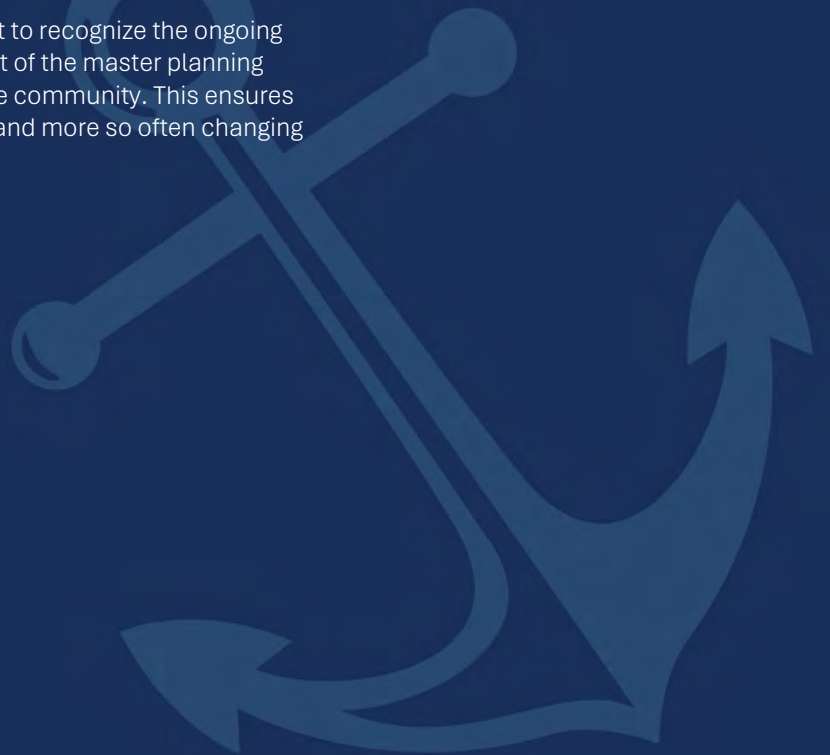
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01. Planning Context

Understanding the importance of a community's history, its evolution, and its regional context is essential for effective future planning and development. Because planning is a multi-faceted process, it is equally important to consider both the tangible and intangible aspects of a place. These include environmental and ecological features, demographic trends, and existing transportation networks. Together, these elements help inform more pragmatic, action-oriented implementation measures that can guide the community toward a sustainable future.

Apart from the contextual aspects, it is important to recognize the ongoing broad development and planning trends as a part of the master planning process and the subsequent actions taken by the community. This ensures seamless adaptation in this ever-evolving world and more so often changing environmental conditions.



Regional Snapshot and History



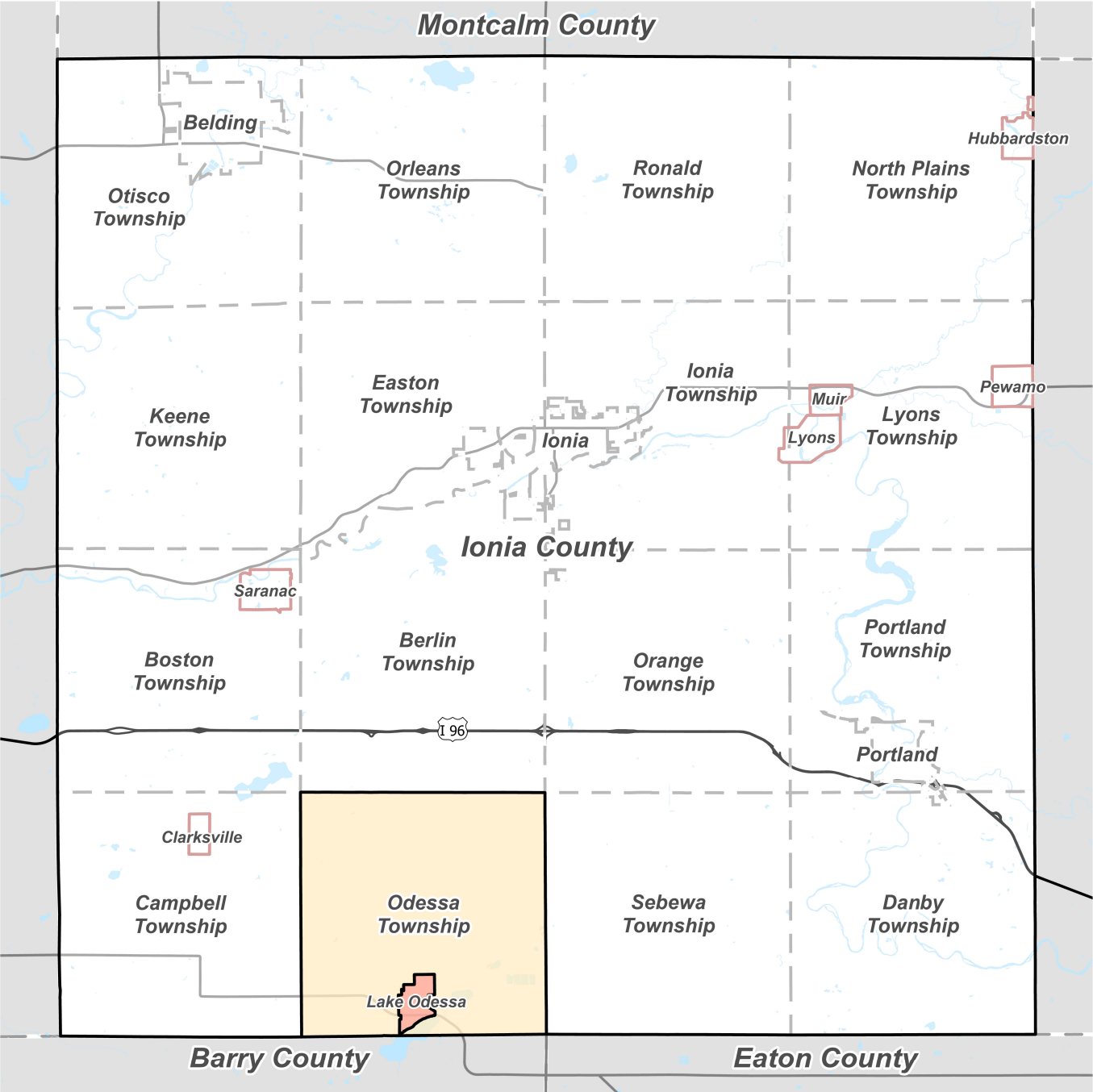
The Village of Lake Odessa sits in the southernmost part of Ionia County in the state of Michigan’s lower peninsula and is located on the northern shores of Jordan Lake, which is an essential natural feature for the Village as well as the entirety of Odessa Township within which Village of Lake Odessa resides. The Village is located between the City of Lansing and the City of Grand Rapids and is accessible via Interstate-96, state highway networks and other local routes. Lansing and Grand Rapids are the nearest major urban population hubs for the Village, to access which are 30 miles and 40 miles away respectively. This proximity to these urban centers makes for a good occasional driving destination for the residents but also makes it a quaint community away from the hustle and bustle of the city.

The name “Lake Odessa” reflects both the community’s natural and historical roots. It is derived from two nearby bodies of water (Tupper Lake and Jordan Lake) and from Odessa Township, the jurisdiction within which the Village was originally incorporated. Odessa Township was named in 1846 by a local committee chaired by Elder Tupper. The name “Odessa” was selected in honor of one of the four major cities of the former Russian Empire, reflecting the historical interests of Myron Tupper, a prominent local resident known for his deep appreciation of world history and Russian heritage.

July 14th 1921 Lake Odessa Mich.



Map 1: Regional Location



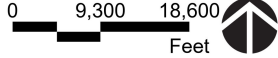
Regional Location

Village of Lake Odessa,
Ionia County, Michigan

June 5, 2026

LEGEND

- Village of Lake Odessa
- Villages
- Odessa Township
- Ionia County Cities and Townships
- Counties



Basemap Source: Michigan Center for
Geographic Information, v. 17a.
Data Source: McKenna 2025.

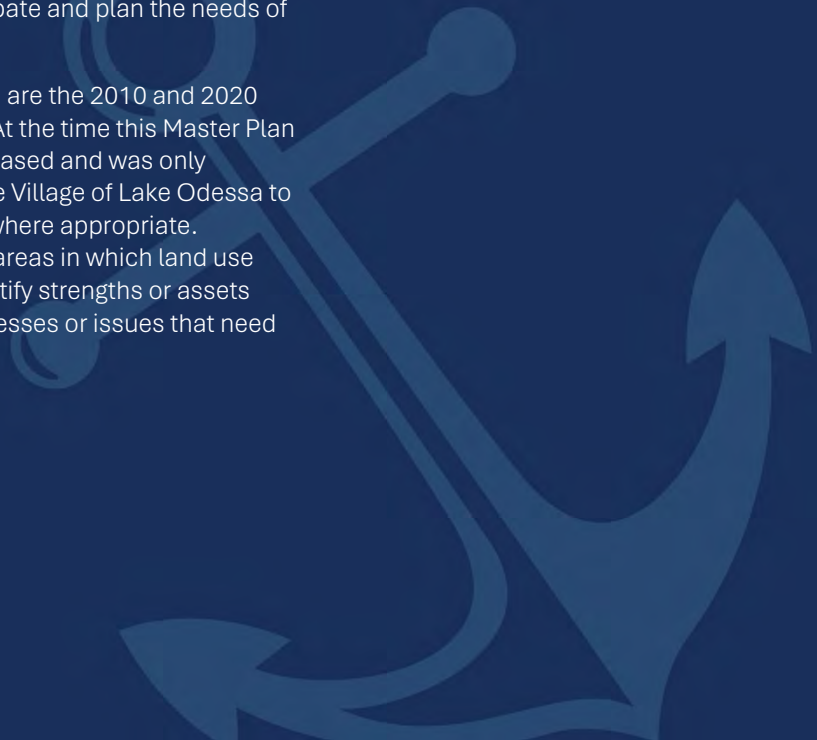


02. Lake Odessa Today

The Village of Lake Odessa Master Plan provides a roadmap for the future development of the Village. The changes in the Village's demographics, acknowledgement of advances in technology, community-building, and other important sectors, and comments received during public input have led to a revised vision for future changes within Lake Odessa.

Demographic analysis, or the study of the characteristics of the population, is a fundamental element of master planning. Future growth and development require consideration of how many people will need village services, how much housing is attainable based on how the population projections change (example: younger population vs. aging population), how many new houses will be built, and other vital signs. By understanding these existing conditions and past trends, the Village can then appropriately anticipate and plan the needs of the community.

The comprehensive data sources for this Master Plan are the 2010 and 2020 U.S. Census, and the American Community Survey. At the time this Master Plan was drafted, 2020 Census data was being slowly released and was only available for some topics. This analysis compares the Village of Lake Odessa to several surrounding communities and Ionia County where appropriate. Differences in demographics may indicate issues or areas in which land use planning and public policies are warranted; may identify strengths or assets that can be further developed; or may identify weaknesses or issues that need to be addressed.



Community Profile



POPULATION TRENDS

Lake Odessa’s year-round population remained stable from 1960 up until 1990 and onwards at around 2,200 or less. Since 1990 the population of Lake Odessa has decreased slowly and stands at approximately 1,994 residents in the 2020 Census. Basically, the population has experienced small dips and spikes but has remained consistent around the 2000 resident mark. The table below shows the relative stability and the slight decrease in population of Lake Odessa’s population from 1990-2020.

According to the latest American Community Survey 5-Year Estimate Data Profiles of 2023, there seems a population spike of around 300 residents in the Village, bringing the total population to 2,174 which is slightly more than the 2022 population of 2,129, this small spike are common for built-out communities like Lake Odessa, and does point towards potential growth but at a slow pace, which is also consistent with the state’s growth rate. Lake Odessa, being a lakefront community, also sees its fair share of seasonal growth in population during the summer.

Table 1: Population Change, 1990-2020

Unit	1990	2000	2010	2020	1990-2020	
					# Change	% Change
Village of Lake Odessa	2,256	2,272	2,018	1,994	-262	-11.6%
Odessa Township	1,629	1,764	1,760	1,920	+291	+17.8%
Ionia City	5,935	10,653	11,394	13,378	+7,743	+125.4%
Ionia County	57,024	61,300	63,905	64,401	+7,377	+13%

Source: US Census

Table 2: Age distribution and Change, 2010-2020

Age Range (Years)	Number (2020)	Percent of the Population in Each Age Group	
		2020	2010
Under 5 years	171	7.8%	13.6%
5 to 9 years	115	5.3%	7.9%
10 to 14 years	213	9.8%	7.2%
15 to 19 years	132	6.0%	8.9%
20 to 24 years	135	6.2%	4.9%
25 to 29 years	119	5.5%	8.8%
30 to 34 years	196	9.0%	8.3%
35 to 39 years	150	6.9%	1.7%
40 to 44 years	132	6.0%	5.3%
45 to 49 years	106	4.9%	4.7%
50 to 54 years	88	4.0%	6.4%
55 to 59 years	102	4.7%	4.4%
60 to 64 years	122	5.6%	6.0%
65 to 69 years	165	7.6%	2.1%
70 to 74 years	77	3.5%	3.9%
75 to 79 years	104	4.8%	1.1%
80 to 84 years	22	1.0%	3.6%
85 years and over	33	1.5%	1.3%

Source: ACS 5-Year Estimates 2010, 2020

Based on 2022 American community survey data, 86% residents are non-Hispanic white, followed by 6.2% of Latino, 2.5% Black and 1.3% Asian population.

The Village has slightly more female residents than male residents. Females comprise 52.7%, while males comprise the remaining 47.3%.

Lake Odessa's median age is 35 years as per 2019-2023 American Community Survey 5-year Estimates, which is lower than the Michigan median age of 39.9 years. However, it is a slight increase from the 2010 Census's Median Age of 34.6 years.

Table 3: Median Age by Municipality

Governmental Unit	2000	2010	2020
Village of Lake Odessa	36	31.6	35.2
Odessa Township	33.5	36.3	37.8
City of Ionia	26.3	32.8	36.4
City of Portland	34.2	35.8	31.8
Ionia County	32.8	35.9	38.6

Source: US Census, 2000, 2010, 2020

Lake Odessa has a slightly higher population with some of the other disability types at around 16.8% when compared to Michigan's 14.2%. 19% of residents of Lake Odessa are 65 and older. When planning for public programs the differing interests and needs of age ranges should be considered. For example, recreation programming for the school-aged population would take a different form than programs for senior citizens.

HOUSING AND HOUSEHOLDS

The quality, affordability, and availability of a community's housing stock have a significant impact on the vitality and quality of the community as a whole. The following analysis of trends relating to the number of housing units, the amount of owner-occupied, rental, and vacant units, and households by type helps evaluate the health Lake Odessa's housing stock.

As of the 2020 American Community Survey, Lake Odessa had 923 total housing units, out of which 847 units are occupied and 76 remain vacant.

Based on the 2020 American Community Survey:

- » The average household size is 2.81 persons.
- » The average family size is 3.37 persons.
- » About 40% of households had children under the age of 18.
- » 40% of households had one or more people which were 65 years and over, about 26% of householders were living alone and 13.6% of those were residents over the age of 65 years. 24 households had grandparents living with their own grandchildren from which about 66% of householders were directly responsible for their grandchildren.
- » There are 60 female headed households out of which 15 of them have children present under the age of 18.
- » According to American community survey of 2022, 14.3% (302) of population has been determined to live below the poverty level out of which majority were female. This was a reduction of around 11.3% from 2012's 25% poverty level with the total population remaining similar.

Out of the total 847 households, Lake Odessa had 77% owner occupied housing units; the remaining 23% were renter occupied. Lake Odessa's housing stock is typical of small-town communities. 70.4% of the housing units were 1-unit structures followed by 16.9% of structures with 2 or more units and the remaining 12.7% were manufactured and other types of units.



ECONOMIC PROFILE

Table 4: Population Employment Industry Sectors, 2023

Industry	Village of Lake Odessa
Agriculture, forestry, fishing, hunting, and mining	44
Construction	76
Manufacturing	159
Wholesale Trade	20
Retail Trade	135
Transportation and warehousing, and utilities	41
Information	5
Finance and insurance, and real estate, and rental and leasing	69
Professional, scientific, management, administrative, and waste management services	208
Educational services, health care, and social assistance	119
Arts, entertainment, recreation, and accommodation and food services	53
Other services, except public administration	49
Public Administration	77
Total Employed Persons Over 16 Years of Age	1,055

Source: ACS 5-Year Estimates.

Lake Odessa has a modestly employed population of 1,055 individuals aged 16 and above, reflecting the Village's overall population. This figure has remained relatively stable over the past five years, indicating the consistency of the local rural economy and industries.

With a labor force of just over 1,000, it is likely that many residents either work locally or commute to nearby towns. This is further supported by the average commute time of 26.9 minutes (As per 2023 American Community Survey 5-year estimates), which is 10% higher than the Michigan state average of 24.4 minutes. The longer commute times and major private vehicular commute suggest that a significant portion of the workforce travels to larger neighboring cities for employment.

Although Lake Odessa is largely a bedroom community, some employment is centered in the Village. The Village's commercial and industrial land uses are home to several larger employers and such institutions as the public schools provide significant employment for area residents. Median family income is a popular measure for determining the economic strength of an area. Income can also have implications for land use and public services, since people with higher incomes usually invest more in their houses and may expect more from local government. Table 7 shows how Lake Odessa's median family income compares to nearby communities and the state in general from 2000-2023.

The significant jump in incomes between 2020 and 2023 can be attributed to two main factors: the economic disruption caused by the COVID-19 pandemic, and the subsequent recovery period, which coincided with inflation-adjusted reporting. The 2023 data is sourced from the ACS 5-year Estimates, which are inflation adjusted. With inflation running particularly high in 2021 and 2022, incomes reported in 2023 reflect a nominal increase that partially tracks inflation, which contributes to large numerical jumps.

Table 5: Median Family Income Comparison, 2000-2024

Governmental Unit	2000	2010	2020	2024
Village of Lake Odessa	\$41,379	\$36,385	\$49,766	\$73,600
City of Ionia	\$38,289	\$46,174	\$59,550	\$80,382
Ionia County	\$49,797	\$54,595	\$69,230	\$88,133
Michigan	\$53,457	\$60,341	\$75,470	\$93,357

Source: ACS 5-Year Estimates, US Census.

SUMMARY OF COMMUNITY PROFILE

- » The population of Lake Odessa has remained relatively stable over time, maintaining an estimated 2,200 residents.
- » The community includes a balanced mix of older adults and younger families who are choosing to establish roots in the Village.
- » Key employment sectors for residents include manufacturing, education and health services, retail trade, and construction.
- » A significant portion of the workforce commutes to nearby urban centers for employment, reflecting the Village's role as a residential hub within the region.
- » The Village’s housing stock is primarily composed of single-family homes, resulting in limited diversity of housing types. However, the community maintains a strong rate of homeownership.
- » Lake Odessa is nearing full residential build-out, with limited vacant land available for new development within the Village boundaries.



Existing Land Characteristics and Uses



OVERVIEW

Knowledge of current land uses allows the Village to consider the compatibility of new land uses and is a valuable tool when considering the day-to-day problems associated with land management and the delivery of key public services. The existing land use survey provides an inventory of land use within the community and is a key source of background information used in developing the Master Plan.

A major component of a community master plan is to identify existing land use patterns. To make informed decisions regarding the future of land uses in the Village of Lake Odessa, it is critical to have a clear understanding of existing land uses and the relationships between those land uses. Documenting the existing land use framework not only identifies the locations of land use activities but also highlights the areas with future growth potential and areas where land use conflicts may exist.

A key element to consider when determining the future fabric of a community is the identification of where current activities (such as residential, commercial, industrial, and recreational) take place. These existing conditions and land use analysis will help to determine what areas and corridors should be preserved, redeveloped, or intensified.

This master planning process has also identified other existing conditions that inform not only the Future Land Use Plan, but also the overarching goals, objectives, and recommendations described in the following sections—specifically, nodes and corridors.

RESIDENTIAL (LOW DENSITY AND HIGH DENSITY)

The Village of Lake Odessa has multiple residential land uses associated with varied densities and typology. Single Family Residential land uses and neighborhoods make up the majority of the Village's current housing stock. Almost all the land west of Fifth Avenue up to Washington Boulevard is residential. More single family residential exists on the northeast side of the Village and almost all the lake front is used for single-family homes. More single-family clusters are located south of Jordan Lake Street, between 2nd Avenue and Pineview Drive, and between Tupper Lake Street and Jordan Lake Street.

COMMERCIAL

Commercial areas in Lake Odessa support a range of for-profit businesses, including grocery stores, restaurants, coffee shops, bakeries, automobile services, and other establishments typical of a small community. These uses play a vital role in supporting the local economy and meeting the daily needs of residents and visitors.

The Village's commercial activity is primarily concentrated in three areas. The historic downtown core is centered along 4th Avenue, forming the heart of the Village's commercial identity. Additional commercial uses extend eastward along Jordan Lake Street, which serves as a key commercial gateway and transitions into M-50, a state highway, just beyond the Village limits. Smaller clusters of commercial activity are also present near the lakefront, contributing to the area's recreational appeal.

Heavier commercial uses tend to be located along the railroad corridor, which cuts diagonally through the Village center, offering logistical advantages for those operations.

INDUSTRIAL

The Village of Lake Odessa also includes a few industries. Lake Odessa has some heavy industrial uses along the railroad corridor. The biggest one of land parcels used for industrial use is situated on the northwest edge of the Village, which is used by the Twin City Foods, a frozen food manufacturer. Franklin Metals, a scrap metal processing plant also operates in the northwest side of the Village. Cargill is another large food-oriented industry present in the northern parts of Lake Odessa. Other industries like precision equipment manufacturers also exist in Lake Odessa.

PUBLIC/SEMI PUBLIC

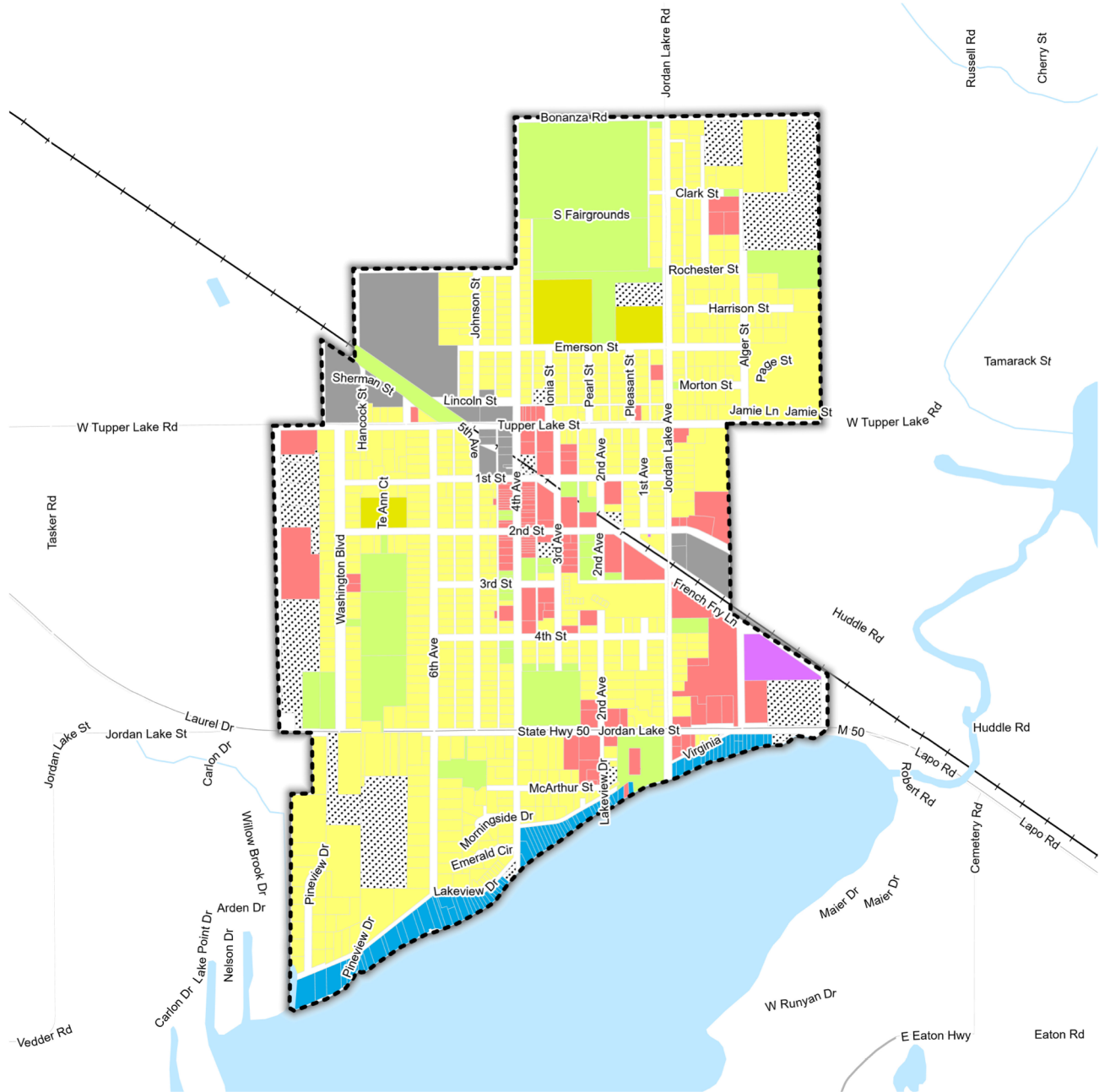
One of the many assets in the Village of Lake Odessa is the number of high quality and well-maintained park and recreation amenities. Some of these include: the Village Park in the central region of the Village, a lakefront Municipal Beach and the Village fairgrounds on the northern part of the Village which consist of multiple sports recreational facilities like pickle ball courts, baseball, volleyball courts, and campgrounds.

The Village of Lake Odessa also includes numerous public facilities such as the Page Memorial Building (Village offices), police department, fire department, Lake Odessa Community Library, U.S. Postal Services, public works department, Lakewood Public Schools, and many churches and religious institutions spread across major corridors and within neighborhoods.

VACANT

The Existing Land Use Map identifies parcels that are undeveloped but are not set aside for parks and preservation. These parcels are a key focus of the Future Land Use Map, with some targeted for residential growth, some targeted for business growth, and some set aside for preservation.

Map 2: Existing Land Use



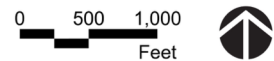
Existing Land Use

Village of Lake Odessa,
Ionia County, Michigan

June 5, 2026

LEGEND

- Village of Lake Odessa
- Recreational/Public/Semi-Public
- Residential
- Vacant
- Commercial/Retail
- Multi-Family Residential/Senior Living
- Industrial
- Lake Side Residential
- Utility



Basemap Source: Michigan Center for
Geographic Information, v. 17a.
Data Source: Village of Lake Odessa 2024.
McKenna 2025.



Natural Features



WATER FEATURES

Lake Odessa has few but very important water features around its boundaries. The Village of Lake Odessa is situated on the north shore of Jordan Lake, which is fed through a small channel by Tupper Lake, which forms another significant lake around this community, albeit outside the Village boundaries. Tupper Creek serves as the lifeblood of southern Odessa Township, winding through the landscape to feed both Tupper Lake and, ultimately, Jordan Lake. The creek's connection between these two scenic lakes creates a navigable waterway, perfect for canoeing adventures. Surrounding these waterways are vast, thriving wetlands that enhance the area's natural beauty and ecological richness, making it a haven for wildlife and outdoor enthusiasts alike.

WATERSHED, WETLANDS, AND FLOODPLAINS

A watershed is a land area that channels rainfall and snowmelt into creeks, streams, and rivers, ultimately draining into a larger water body. These systems are shaped by the elevation and contours of the land, with smaller tributaries feeding into major rivers. The Village of Lake Odessa lies within the Grand River regional watershed, which is among the largest in Michigan, spanning over 5,500 square miles. The Grand River itself is the longest river in the state, playing a crucial role in regional water flow and ecology.

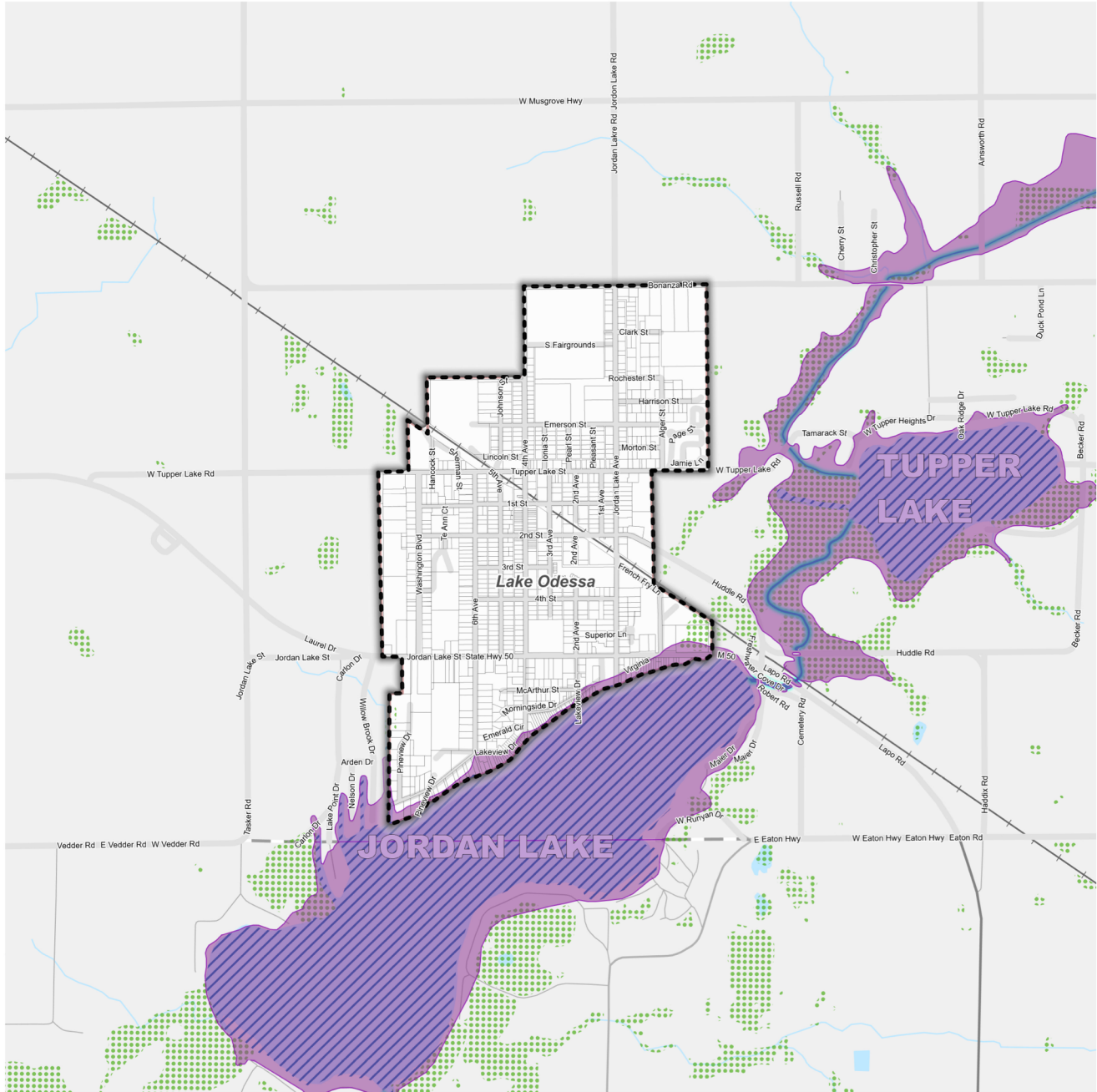
Water quality within a watershed is directly tied to land management practices. Poor stormwater management, such as excessive impervious surfaces from new developments, can lead to increased runoff. When the runoff volume and velocity rise beyond natural levels, stream bank erosion may occur, depositing excess silt into waterways. This sedimentation, combined with pollutants like phosphates and nitrogen from urban or agricultural sources, can alter water chemistry and increase turbidity. Such changes impact aquatic ecosystems, affecting fish, amphibians, and other wildlife that depend on clean, balanced water systems. Proper watershed management is essential to maintaining ecological health and preventing water degradation.

Wetlands are vital components of a watershed, acting as natural regulators of water movement and quality. These areas remain saturated for extended periods, with water often present at or just below the soil surface. The hydrology of a wetland varies by type, but all wetlands play a key role in controlling water distribution within the landscape.

One of the most critical functions of wetlands is their ability to store precipitation and surface water, releasing it gradually into groundwater reserves, streams, and the atmosphere. This slow release helps maintain stable water tables, reducing the likelihood of flash flooding. Additionally, wetlands serve as natural filters, trapping sediments and breaking down organic matter, nutrients, and pollutants. Through these processes, they regulate levels of nitrogen, phosphorus, carbon, sulfur, and trace metals, improving overall water quality. Without wetlands, watersheds become more vulnerable to pollution, flooding, and habitat loss for specialized plant and animal species.

Map 3 illustrates the location of wetlands within the broader context of the region, identified and mapped by the National Wetlands Inventory (NWI). While the NWI illustrates the general location of wetlands, an on-site analysis should be conducted by a professional to verify the specific boundaries of wetlands. Wetlands that are adjacent to or associated with surface water and larger than five acres in size are subject to regulation by the Natural Resources and Environmental Protection Act (Part 303 - Wetlands Protection, Act 451 of 1994), which requires permission from the Michigan Department of Environmental Quality to fill or alter the wetland site.

Map 3: Environmental Features



Environmental Features

Village of Lake Odessa,
Ionia County, Michigan

June 5, 2026

LEGEND

- Marine
- Estuary
- Marsh, Swamp, Bog, Prairie
- River
- Lake, Reservoir
- 0.2% Annual Chance Flood Hazard
- 1% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Area with Reduced Risk Due to Levee
- Special Floodway

0 1,000 2,000
Feet

Basemap Source: Michigan Center for
Geographic Information, v. 17a.
Data Source: Federal Emergency
Management Agency 2024.
U.S. Fish and Wildlife 2024.
McKenna 2025.



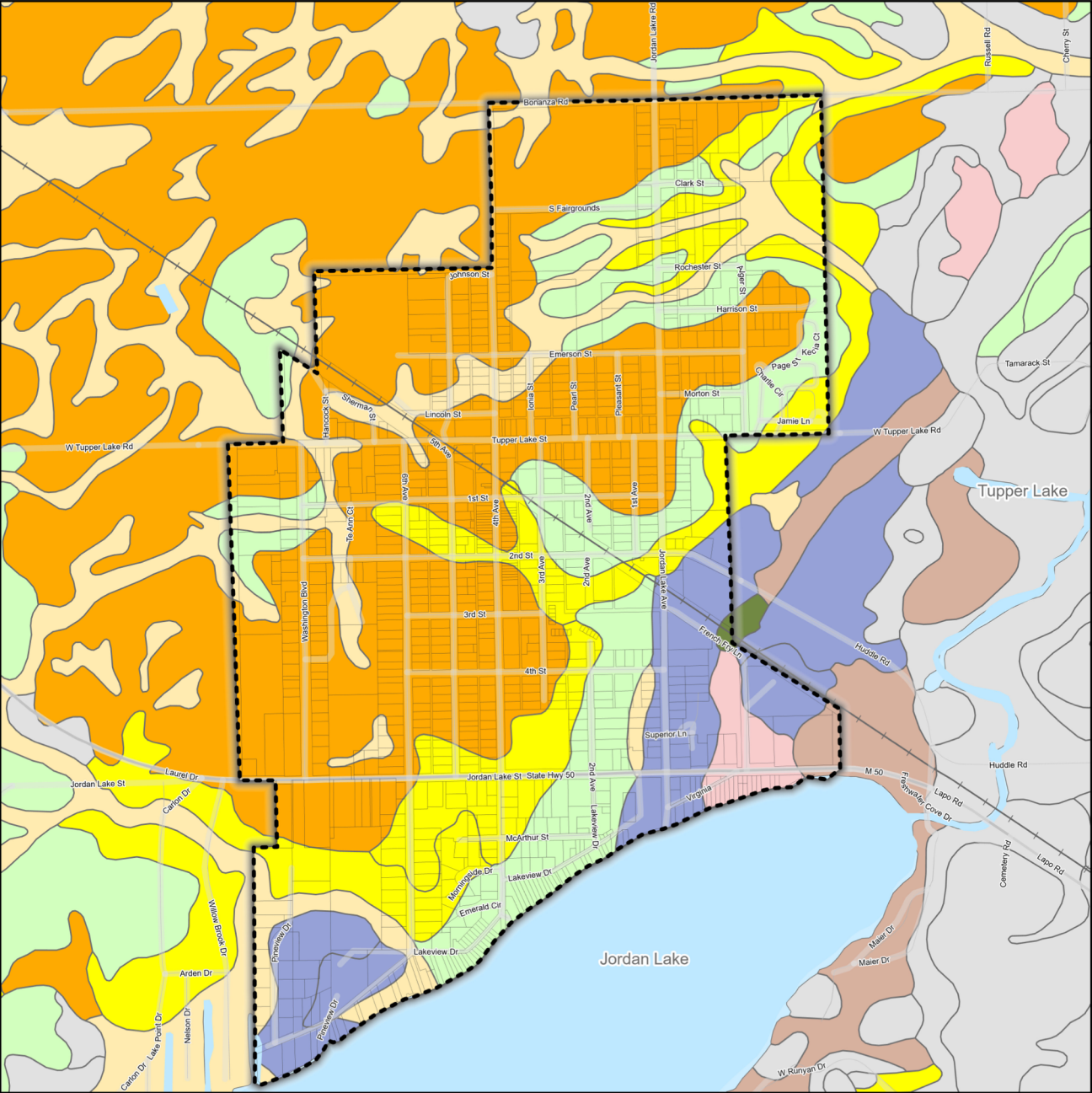
SOIL AND TOPOGRAPHY

Soil composition is an important aspect of planning for many reasons. Some soils are not well suited for individual septic systems and therefore may threaten ground water or surface water quality due to lack of proper filtration, though this is not applicable to Lake Odessa. The composition of soils determines stability and suitability for structural development. Agricultural productivity is also determined by the fertility of the soils. With the soils of the Village classified, areas can be better designated for suitable redevelopment, as projects emerge.

The United States Department of Agriculture, Soil Conservation Service, classifies soils of the Village into eight different general soil types. These are briefly described below and illustrated on **Map 4**. An on-site analysis is always recommended to provide exact soil information; the following general soil types were determined on a statewide basis.

- » **Brookston Loam:** A clay loam with less than 1% slopes, which is generally poor for road fill due to wetness. The water table is high causing slow permeability and frost heaving.
- » **Carlisle Muck:** Primarily comprised of muck and peat, this soil has slopes less than 1% and is easily erodible. This unstable organic soil has a high-water table, and excavation is typically necessary.
- » **Celina Loam:** A moderately eroded clay loam with slopes from 2- 6%, generally providing fair conditions for road fill.
- » **Conover Loam:** A heavy loam with slopes from 0-2%, providing fair conditions for road fill. This soil is typically wet, below 36 inches, due to a seasonally high-water table.
- » **Fox Sandy Loam:** A sandy clay loam with slopes generally less than 2%, providing fair opportunities for topsoil extraction, and good conditions for sand and gravel extraction.
- » **Linwood Muck:** This sandy loam soil oxidizes readily, has slopes up to 1%, and is characterized by a very high-water table and organic soil.
- » **Miami Loam:** A moderately eroded silt loam with 6-12% slopes, this soil has fair compaction properties, though cut and fill is usually required.
- » **Sebewa Loam:** This clay loam has slopes up to 1% and is good for topsoil, sand and gravel extraction. With a high-water table, there is a risk of some frost heaving, but the soil generally has good bearing strength and moderate permeability.

Map 4: Soils



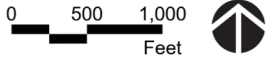
Soil Features

Village of Lake Odessa,
Ionia County, Michigan

June 5, 2026

LEGEND

- Parkhill loam
- Carlisle muck, 0 to 2 percent slopes
- Celina loam
- Capac loam
- Fox sandy loam
- Linwood muck
- Wawasee loam
- Sebewa loam
- Water
- Other
- Village of lake Odessa



Basemap Source: Michigan Center for
Geographic Information, v. 17a.
Data Source: USDA 2024.
McKenna 2025.



Existing Transportation Network



ROAD SYSTEMS

A large component of the Village's land mass is composed of its transportation network. This includes the system of streets and roadways and bike trails. Collectively, these systems make up approximately 15% of the Village's land area. Much of the street system is designed in grid fashion, common to mature communities. This fact also makes the Village very easy to travel on foot, as the grid connects most neighborhoods to one another and downtown. In general, continuing the existing grid system in the greater community should be encouraged.

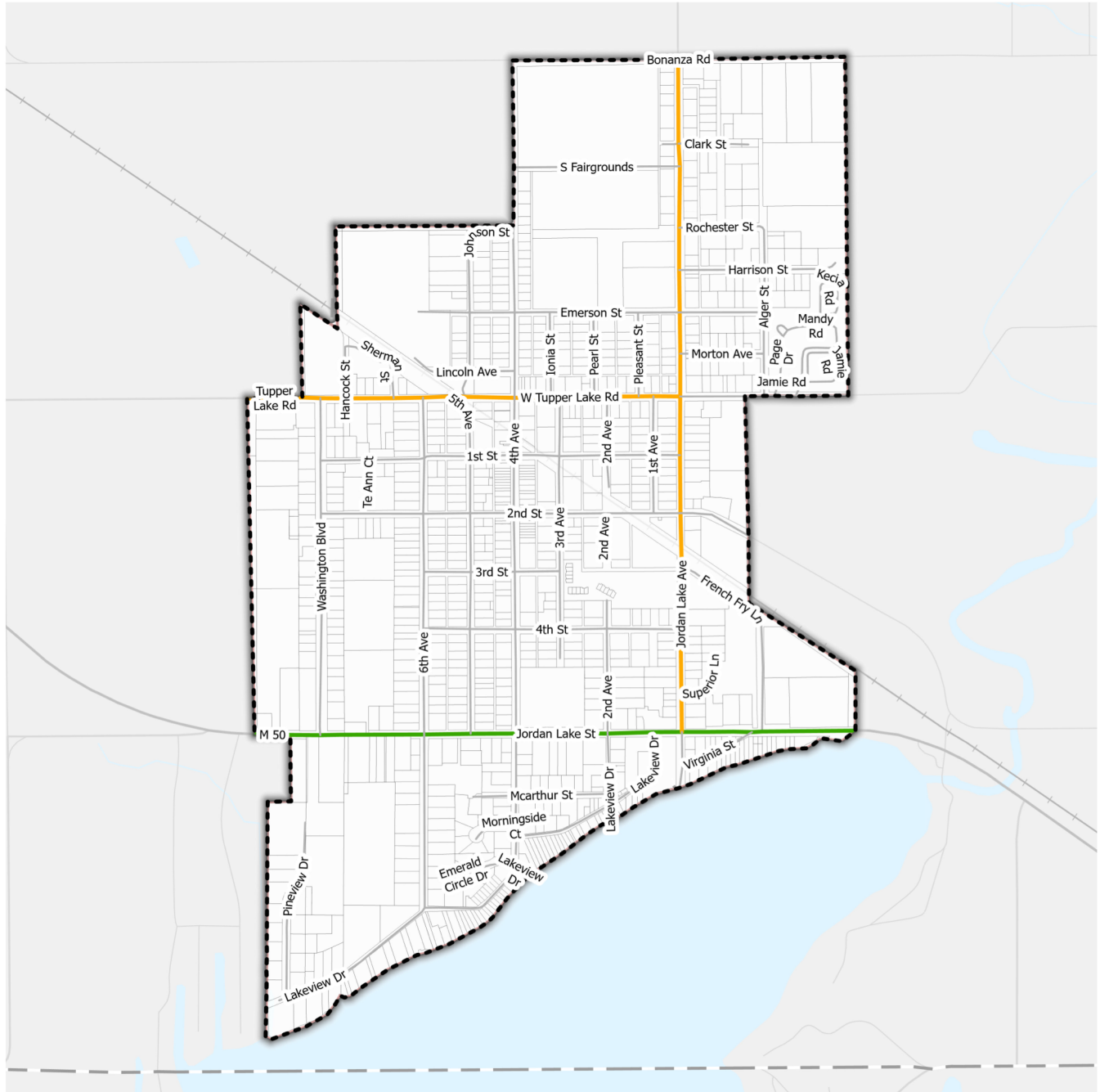
Lake Odessa has three roadway classifications which function in a hierarchical fashion. These include Minor Arterials, Major Collectors and Local Streets.

Minor Arterial. A road/highway whose principal function is the movement of traffic received from the Village's system of collector streets. Minor arterials often funnel traffic to major arterials. State trunkline highway M-50, also known as Jordan Lake Street within the Village limits, is classified as a minor arterial, and crosses the Village from east to west near Jordan Lake.

Major Collectors. Collectors provide access to minor or major arterials by traffic originating from local streets. Collectors include Jordan Lake Avenue, a continuation of Jordan Lake Road that extends from just south of the Grand River in mid-Ionia County, crossing I-96 north of Lake Odessa, and continuing south until it terminates at Jordan Lake itself. Another collector for Lake Odessa is Tupper Lake Street which runs from east to west and connects a lot of local streets as well as Jordan Lake Avenue.

Local Streets. Local streets are the neighborhood (residential) streets on which homes are located. Many streets in Lake Odessa are local streets, typical of communities this size. The streets in Lake Odessa are largely lined with sidewalks which provide separated pedestrian connectivity throughout the Village. The streetscape along 4th Avenue in Downtown Lake Odessa provides bump-outs and shortened crossing distances which improves safety for those crossing the street. This part of the core downtown area accomplishes many characteristics of a complete street.

Map 5: Transportation



Transportation Network

Village of Lake Odessa,
Ionia County, Michigan

June 5, 2026

LEGEND

- Non-Certified
- Interstate
- Other Freeways
- Other Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local Roads
- Village of Lake Odessa

0 500 1,000
Feet



Basemap Source: Michigan Center for
Geographic Information, v. 17a.
Data Source: Village of Lake Odessa 2024.
McKenna 2024.



MCKENNA

AIRPORT

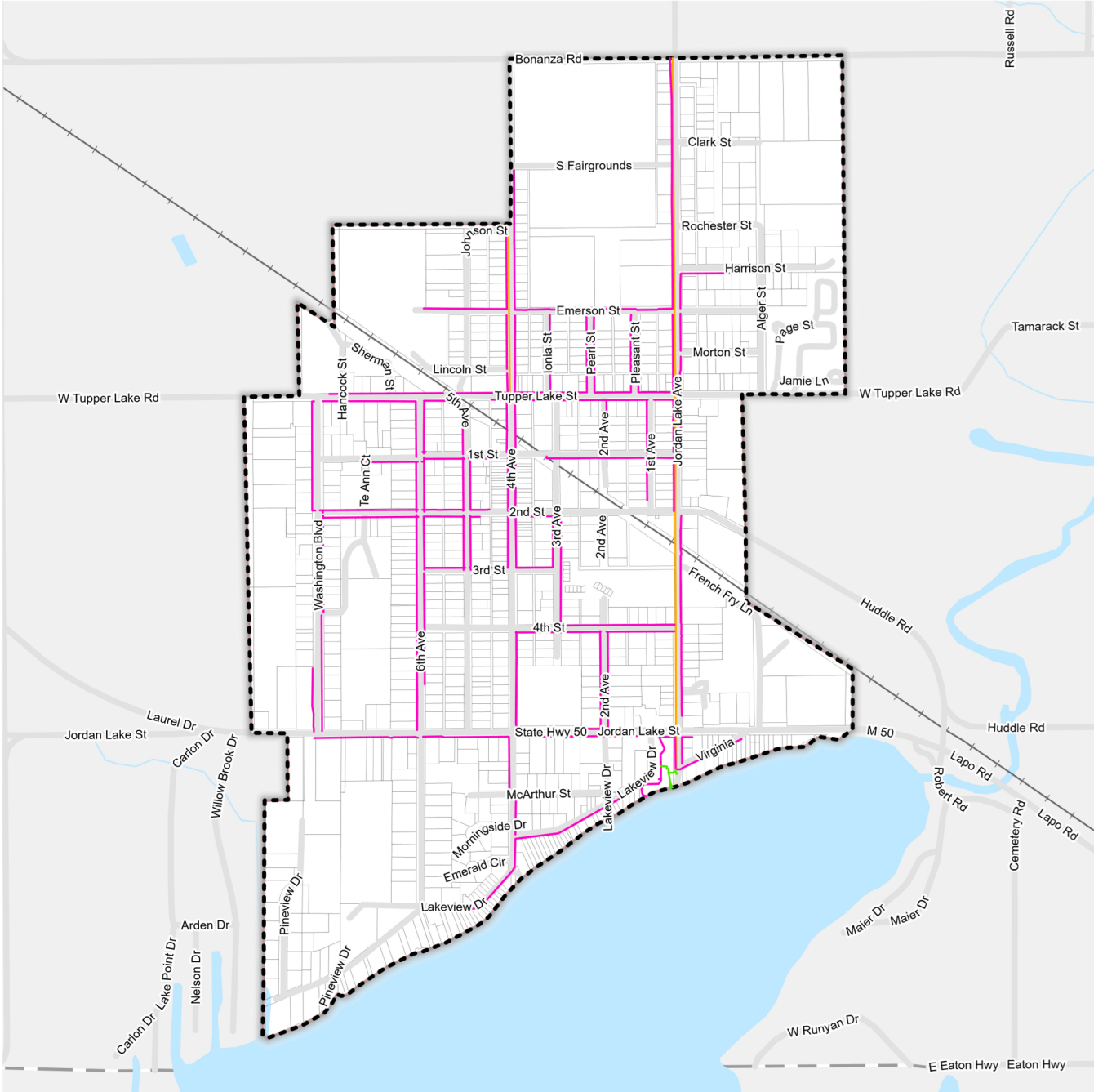
Lake Odessa residents have access to commercial air service through two regional airports. The nearest is Gerald R. Ford International Airport, located approximately 31 miles west in Grand Rapids. This airport serves as both a domestic and international gateway, offering over 50 daily departures operated by 12 airlines. Additionally, the Capital Region International Airport in Lansing is also accessible, providing an alternative option for commercial air travel.

SIDEWALKS

Sidewalks and bike paths are important elements to the character of a community and to the safety of its residents. Sidewalks link homes and neighborhoods and allow children and adults to move freely and safely about. Sidewalks also link residential areas with the Village's downtown, parks, schools, and other facilities. Village ordinances require that sidewalks be constructed during new construction or significant renovation on any lot abutting the streets of the Village.

While much of the Village contains sidewalks, some parts along the southern portion of 6th Avenue and the north-east regions of the Village do not have a complete sidewalk network.

Map 6: Non-Motorized Transportation Network



Non-Motorized Transportation Network

Village of Lake Odessa,
Ionia County, Michigan

June 5, 2026

LEGEND

- Wide Shoulder/Bike Lane
- Sidewalk
- Off-Street Trails
- Village of Lake Odessa



Basemap Source: Michigan Center for Geographic Information, v. 17a.
Data Source: Village of Lake Odessa 2024 McKenna 2025.



Community Facilities



PUBLIC ADMINISTRATION

The Village of Lake Odessa has a Council/Manager form of government. The Council and the president are elected by the citizens. Village Council appoints the Village Manager, and the Village Manager hires all staff. Various committees including the Planning Commission and Downtown Development Authority are appointed by the president with approval from the Village Council with liaisons from the council on each body. General management and day-to-day operations rest with the Village Manager. The Village's full-time public works employees perform maintenance for public infrastructure including the parks system. Other Village staff members are involved in various aspects of Village programming on an assigned or as-needed basis. The Village's Planning Commission advises the Village Council on a variety of planning and recreation matters. They have primary responsibility for formulating any community master plan.

The Village also has a Downtown Development Authority, solely focusing on developing & maintaining character of the downtown area through tax increment funding mechanisms. Other public bodies include the Village's Zoning Board of Appeals, Lakewood Wastewater Authority and Lake Odessa Arts Commission.

FUNDING

The Village of Lake Odessa utilizes several sources of revenue: property taxes, fees for service, state grants, and various financing tools. Specialized programs like downtown development can utilize tax capturing to focus redevelopment efforts. Programs like recreation rely on general funds, user fees, and donation of funds or volunteer services.

UTILITIES

The Lakewood Wastewater Authority serves the Village of Lake Odessa, the Village of Woodland, and portions of Woodland and Odessa Townships. The authority serves the homes surrounding Jordan Lake. Created in 1984, the system currently serves approximately 1,400 homes. According to the authority, the treatment plant is rated as a 750,000 GPD facility and currently treats an average of 500,000 GPD with a maximum treatment potential of almost 3 million GPD on an occasional basis.

There are also seasonal fluctuations due to agricultural practices such as string bean processing that produce a large amount of wastewater. Although it appears that there would be room for more connections to the wastewater system, the small treatment lagoons and heavy agricultural practices limit any new connections to the system at this time. Property has been purchased to construct an additional lagoon, which would increase capacity. The Little Thornapple River serves as the treated discharge point for the facility south of Jordan Lake.

Water service is also present in the Village. Village water is provided by way of two water towers (with capacities of 250,000 gallons and 300,000 gallons); municipal wells, which are protected through a wellhead protection plan; and an iron removal plant. Water usage has increased in recent years, by 45% from 1991 to 1997, and by 55% from 1998 to 2002. This increased usage is primarily due to greater demand from agriculture and industry, and local expansions of industries such as Cargill Kitchen Solutions.

Wellhead Protection

The Village of Lake Odessa relies exclusively on groundwater for its drinking water source. In response to the concern over safety of public water supplies, the village has instituted a Wellhead Protection Program (WHPP). WHPPs develop long-term strategies aimed at protecting community drinking water supplies. The purpose of developing a WHPP is to identify the Wellhead Protection Area (WHPA) and implement long-term strategies aimed at safeguarding the area from contamination. A WHPA is defined as the surface and subsurface areas surrounding a water well or well field, which supplies a public water system, and through which contaminants are reasonably likely to move toward and reach the water well or well field within a 10-year time-of-travel. The Village of Lake Odessa WHPAs are identified in Figure 1. The State of Michigan requires communities to identify seven elements to be included in the WHPP. These elements along with a brief description are below.

- » Roles and Responsibilities – Identify individuals responsible for the development, implementation, and long-term maintenance of the local WHPP.
- » WHPA Delineation – Determine that area which contributes groundwater to the public water supply wells.
- » Contaminant Source Inventory – Identify known and potential sites of contamination within the WHPA and include in a contaminant source inventory list and map.
- » Management Strategies – Provide mechanisms which will reduce the risk of existing and potential sources of contamination from reaching the public water supply wells or well field.
- » Contingency Planning – Develop an effective contingency plan in case of a water supply emergency.
- » Siting of New Wells – Provide information on existing groundwater availability, the ability of the PWSS to meet present and future demands and the vulnerability of the existing wells to contamination.
- » Public Education and Outreach – Generate community awareness in the WHPP by focusing on public education and the dissemination of WHPP information.

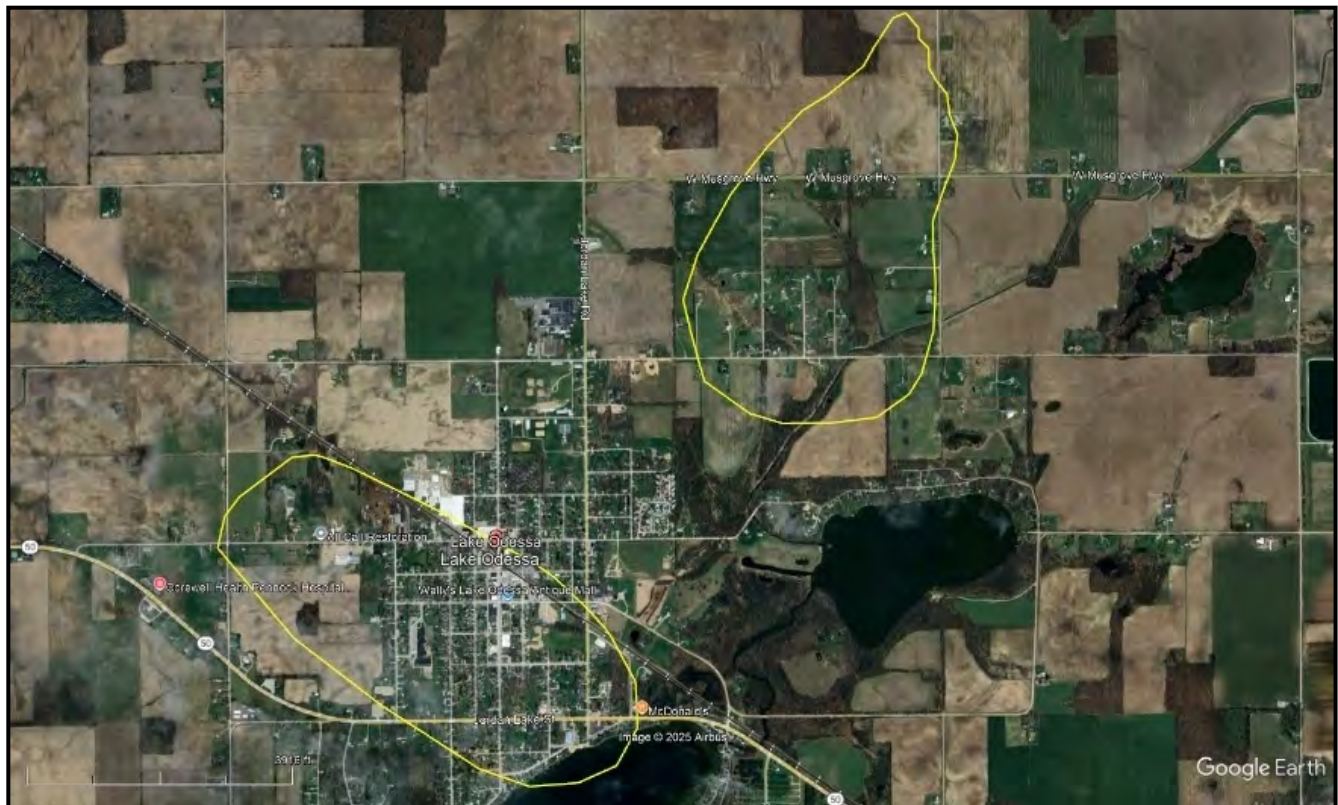


It is the intent of this Master Plan to encourage the protection of the Village's public water supply system through mandatory and/or voluntary planning and zoning management strategies. Local units of government are responsible for the establishment, adoption and implementation of land use planning and management strategies. The Village of Lake Odessa will work with the Village staff, Lake Odessa WHPP Committee, Planning Commission and other appropriate partners to identify management strategies. The Village of Lake Odessa may determine that the implementation of a groundwater protection ordinance would be an appropriate management strategy. Within the ordinance, zoning regulations could limit land uses and practices that may degrade groundwater quality within and outside the WHPAs.

The most significant sources of water supply contamination are landfills, surface impoundment areas, subsurface percolation from septic tanks and cesspools, open dumps, uncapped or improperly capped abandoned wells, injection wells and underground storage tanks. These uses represent both point and non-point contamination sources. Point source is the term used to describe contaminants, which originate in the immediate area of the well or tap. All the above, if located near the water supply source, are examples of potential point source polluters. Contaminants from these uses may seep directly down through the soil to the water source.

Non-point source contamination is much more difficult to control because the cause of the problem may be located a considerable distance from the well. This type of contamination is caused by pollutants that filter into an underground aquifer and then migrate slowly through the groundwater aquifer to off-site wells and water sources. Prevention of this type of contamination must involve a collective effort on the part of property owners and local officials from a large geographic area. It is the recommendation of this Plan that all existing and future wells be protected from both point and non-point source contamination to the greatest degree possible. It is also the intent of this Plan to recognize the importance of groundwater protection within the Village of Lake Odessa.

Figure 1. Village of Lake Odessa Wellhead Protection Areas



PUBLIC SAFETY

Police protection is provided by the Lake Odessa Police Department, staffed by full-time police officers and a police chief. The Police Department is centrally located in the Village Hall building. Additionally, Ionia County Sheriff's department and the State Police have jurisdiction in the Village and work in cooperation with the Village's local Police Department. Fire service is provided by the Odessa Township Fire Department, which is owned and operated by Odessa Township board as a township department. Service is provided by a full contingent of paid-on-call fire personnel. The Fire Department is located at 1150 1st Street.

Emergency rooms and urgent care services are not readily available in the Village of Lake Odessa. These are provided by organizations in Lansing, Grand Rapids and Hastings. General medical care is provided by the Family Medical Center located in the center of the Village and Corewell Health Pennington Hospital Family Medicine located on western outskirts of Lake Odessa. Ambulance services are provided by regional healthcare institutions as well as Life EMS for which Odessa Township contracts.



CULTURAL & CIVIC FACILITIES

The Lake Odessa Historical Society is charged with preserving the local history of the community. In 1988, the Historical Society restored the Pere Marquette Train Depot, and the facility subsequently became the society's museum. The society has also constructed a facility to expand the museum, named "The Freight House".

Art in the Park festivities are one of the largest festivities in Lake Odessa and attracts thousands of people to the Village park each year. A 50-year-old tradition includes arts, crafts and fine arts. Around 100 exhibitors showcase their works each year.

The Lake Odessa Fair is a cornerstone of the Village's summer season, celebrated annually for over 90 years. Held at the 30-acre Lake Odessa Fairgrounds, which features a grandstand, show arena and horse stables, the multi-day event offers a variety of family-oriented activities such as carnival rides, a tractor pull and livestock showings.

In addition, the Lakewood Area Chamber of Commerce organizes several annual events such as the Easter Egg Hunt, Christmas 'Round the Town and the Christmas in the Village Parade. These events not only bring residents and visitors together, but also strengthen the social fabric of the Village.



SCHOOLS

Lake Odessa is served by the Lakewood School District. It also serves other communities. The central administration building is in Woodland. The high school and middle school are both located in Woodland Township, in Barry County located to the south of the Village. The Lakewood Elementary school is located within the Lake Odessa Village boundaries, accessible by 2nd Street and Washington Boulevard. The Lakewood high school and middle school campuses consist of all necessary athletic amenities and sports fields within walking distance from the school buildings. Lakewood Public Schools Transportation Department provides a bus service for all students including residents of Lake Odessa.

RECREATIONAL FACILITIES

The Village of Lake Odessa boasts a variety of parks and recreational amenities within its boundaries. Central to this is the Village Park, a 5-acre facility located at the intersection of M-50/Jordan Lake Street and Fourth Avenue. This park features a children's play area, a covered pavilion, and expansive lawns ideal for picnicking. It is well equipped to host large public gatherings and events, including the annual "Art in the Park" festival.

The Lake Odessa Fairgrounds span approximately 25 acres, with portions owned by the Village. This site serves as the venue for the annual fair and hosts numerous other activities, including sports events. Current amenities the fairground offers include pickleball courts, community playgrounds, and campgrounds.

Municipal Beach, covering nearly 3 acres, offers a beach, park area, and modern restroom facilities. Amenities include a floating dock, a sandy shoreline, a playground, swimming areas, and a rentable pavilion. During the summer, Municipal Beach is a popular destination, attracting 300 to 500 visitors on weekdays and even larger crowds on weekends.



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03. Lake Odessa Tomorrow

This chapter describes the planned future conditions for the Village of Lake Odessa through the duration of this Master Plan. The goals, objectives, and recommendations listed in this Plan derive from the high-level existing conditions analysis, feedback from Village staff and officials, stakeholder and public input, analysis of current planning trends, and more.

The primary purpose of this Section is to determine the goals and objectives of this Plan and itemize and prioritize the implementation steps for achieving them. The Future Land Use Plan is also a significant component of this section, which describes the future fabric and planned land use of each parcel of land within the Village.



Planning Process and Public Input



PUBLIC INPUT SURVEY

To solicit public comments for the Master Plan update, the Village of Lake Odessa conducted a community-wide survey in 2024. A QR code promoting the survey was mailed to all addresses in Lake Odessa in October of 2024. There was a total of 103 responses to the survey before it closed on November 25, 2024. Most of the survey respondents (80%) were residents of Lake Odessa. Survey respondents tended to be older adults, with those aged 45-70 representing 50% of respondents.

The survey highlighted respondents' similar positive feelings about Lake Odessa. Most respondents said that what they appreciate most about Lake Odessa is the proximity to natural features, such as Jordan Lake, and the proximity to major cities like Grand Rapids, Lansing and a larger community like Ionia. Others pointed to the small-town character of Lake Odessa and expressed their interest in maintaining that character going forward.

Many respondents expressed the need for more housing options in the Village beyond the traditional single-family homes such as cottage courts, small mixed-use buildings and new-urbanist style single-family homes on smaller lots. However, most respondents expressed single family homes as their most desired type of housing in Lake Odessa.

The survey highlighted that Lake Odessa's majority of residents travel using a car or other motorized vehicle. The survey also highlighted concerns over increasing walking and bike safety measures on Jordan Lake Street (M-50), with many residents calling for improvements for pedestrians and bikers on that street.

Many also suggested that the Village should expand sidewalks to all residential neighborhoods.

Overall, Lake Odessa residents expressed a fond appreciation for their Village. Survey respondents expressed their desire to maintain the historic lakeshore charm and character of Lake Odessa while planning for measured growth in the future. Respondents expressed that they would like to see more dining and commercial options, more housing types, increased pedestrian safety at major intersections, more parking in the downtown, and expanded bike and pedestrian trail connections.

VISIONING SESSION

To better inform the Master Plan process, the Village of Lake Odessa conducted a visioning session with the Village Planning Commission and Council members in the fall of 2024. It was conducted at the Village Hall inside the Council Chambers. Visioning is a community activity intended to produce a common vision, accompanied by goals for the future. Ideally, it is broadly based and highly inclusive to achieve widespread buy-in among the various stakeholders and subgroups within the community. This session was open to the public and was promoted throughout the community through Village website announcements, utility bill mailings, and social media posts. The visioning session was conducted at the Village Hall inside the Village Council chambers. This session was broken down into two parts. The first one, an open dialogue, provided opportunities for attending residents to comment on what they perceive are the strengths, weaknesses, opportunities, and threats facing Lake Odessa, and the second was an interactive mapping exercise to understand the desires of different types of developments at different locations across the Village. The responses for the open dialogue session are synthesized below.

Strengths

- » Friendly small-town feel
- » Accessibility of Urban Centers
- » Educated Populace
- » Annual events, i.e., the Lake Odessa Fair
- » Lakefront Community
- » Parks and Green Space
- » Downtown Character

Lake Odessa has a friendly small-town character while also being very accessible to the nearby urban centers of Grand Rapids and Lansing, and this combination was considered by residents to be a primary strength of the community and one that should be capitalized on to attract new residents. The proximity to Jordan Lake, and the Village's status as a lakefront community was also appreciated as both an attraction for out-of-towners and for the recreation it provides to villagers. In the same way, annual events such as the Lake Odessa Fair are popular and attract people throughout Ionia County. A particular point of pride is the Village Park, a park on the southern end of downtown boasting 200-year-old tree species.

Weaknesses

- » Gaps in Pedestrian Infrastructure (M-50 east of Jordan Lake Ave)
- » Under-utilization of Public Spaces (Downtown, parks, fairgrounds)
- » Lack of Buildable Land
- » Lack of Housing
- » Lack of Business Diversity (many hair salons, office spaces)
- » Expense of living in the Village vs. the Township
- » Local Government Relationships
- » Lack of Employment Opportunities within the Village
- » Downtown Development Needed

When asked about Lake Odessa's weaknesses, respondents were most concerned about Lake Odessa's tight supply of buildable land and low housing stock. Much of the land within the Village limits is developed, and opportunities for growth are limited. Housing choice is low, with the majority of stock falling into the single-family category. The lack of medium- and high-density housing was seen as a problem. Although the status of Lake Odessa as a small town near urban centers was viewed as a strength, the fact that most residents needed to commute for work due to lack of employment opportunities within Village limits was seen as a potential problem, and a desire for increased business, business diversity, and employment in the Village was voiced. Due to the overlapping boundaries of the Village and the Township, high taxes were perceived as an impediment to living in the Village, potentially dissuading home buyers from purchasing homes in the Village. Residents appreciated the public spaces present in the Village but felt they were underutilized and might require investment to better serve the community. Finally, concerns were expressed surrounding the lack of pedestrian infrastructure in some locations, specifically citing the lack of sidewalks east of Jordan Lake Avenue on M-50.

Opportunities

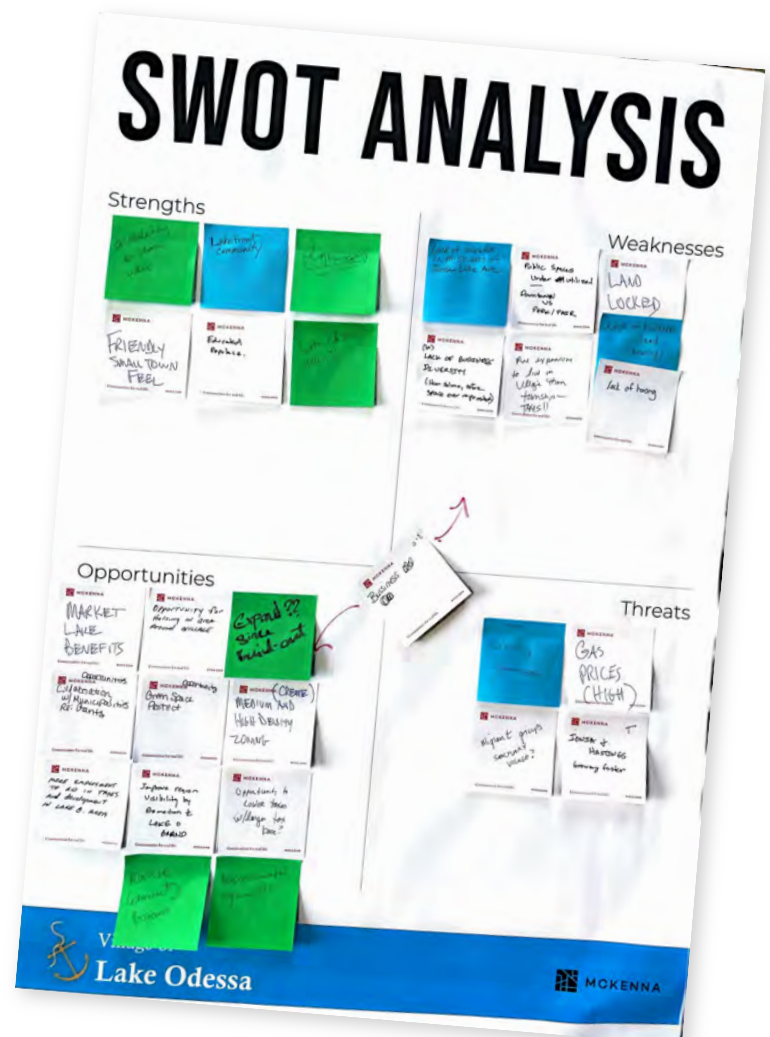
- » Develop Housing around Village
 - attract folks who grew up in the area and would like to return to raise a family
 - lower taxes through a larger tax base
- » Allow Medium- and High-Density Development through zoning district changes
- » Improve Village and Region Visibility through Lake Odessa brand promotion
- » Protect and Improve Parks and Green Space
- » Improve Local Government Relationships to allow for increased collaboration
- » Revive Community Programs
- » Further Develop Downtown

When asked what they saw as opportunities for Lake Odessa, the subject most discussed was housing development. Lack of housing was seen to be an impediment to increased population growth, and suggestions to overcome this were made. Suggestions included making changes to the zoning districts to allow for higher density housing within the Village as well as developing several vacant parcels. Lake Odessa's public presence is not particularly large, and one resident suggested improving region visibility through some kind of promotional campaign of the Lake Odessa brand. Although events such as the Lake Odessa Fair are points of pride for the community, several are no longer occurring due to budget constraints or otherwise, and residents expressed a desire to bring back popular events that serve to bring in visitors from out of town. To accomplish some of these goals, collaboration with surrounding local governments and impediments to it such as past disagreements were discussed, and a desire to collaborate on these projects was seen as an opportunity. Development of under-utilized public spaces to increase their utility and desirability to residents was voiced.

Threats

- » Shrinking Green Space and Shrinking Undeveloped Land
- » High Gas Prices
- » Competition with other Urban Satellites (Ionia, Hastings)

Potential threats to the future success of Lake Odessa were also identified. Among them included the concerns of the quantity of greenspace preservation when it relates to new developments in the Village. Because many Lake Odessa residents are commuters, increased transportation costs due to rising gas prices and the effect this could have on residents' ability to continue living in Lake Odessa and commuting to work was identified as a concern. Finally, competition with Grand Rapids, Lansing, and other "satellite municipalities" such as Ionia and Hastings were seen as a potential threat to the continued health and growth of Lake Odessa.



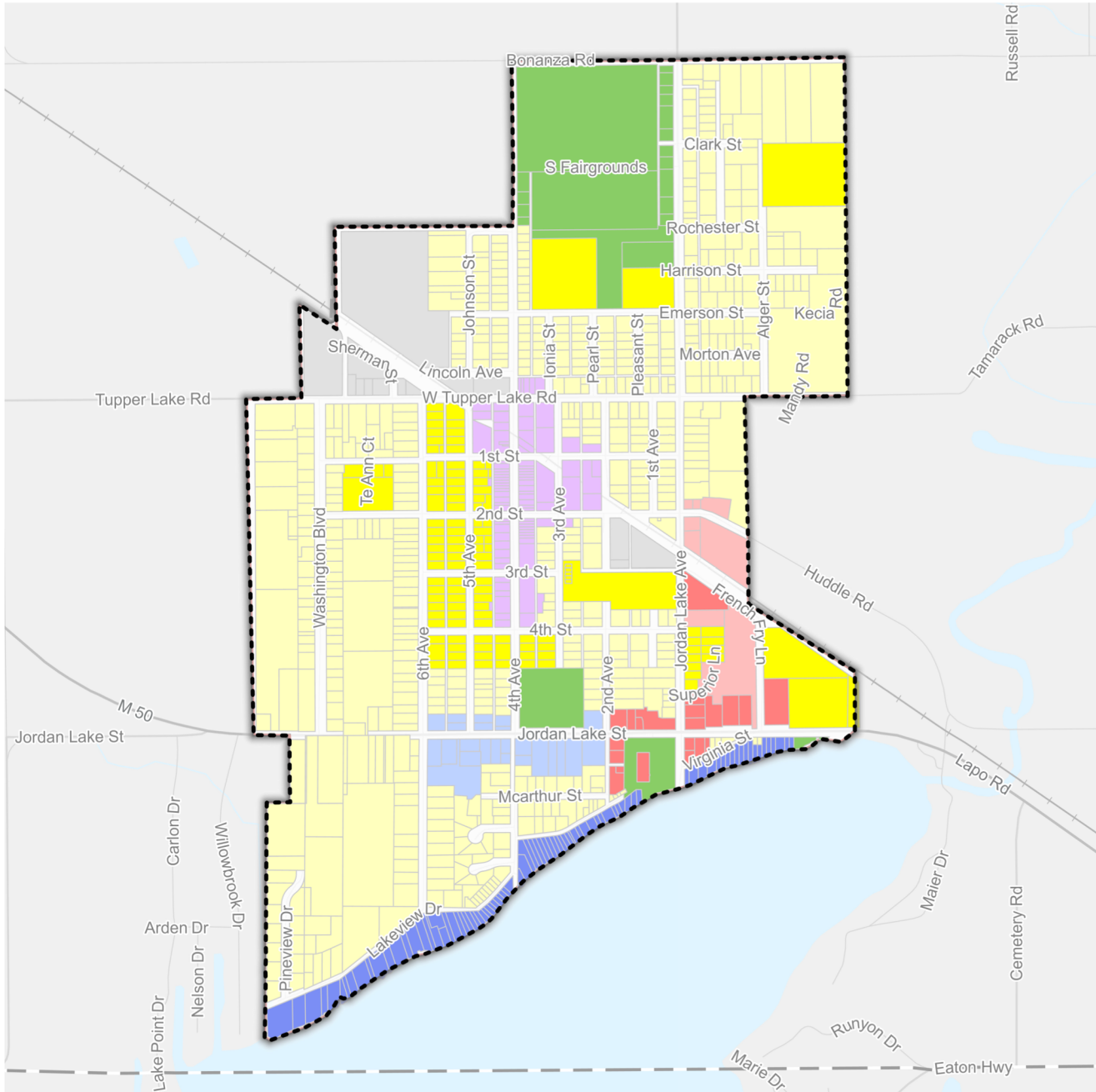
Future Land Use



During the public engagement process, some themes were more prominent than others. It's clear that village residents would like to see Lake Odessa remain a small, charming lakeshore community with history and character. The sentiment gathered from the community survey and public engagement visioning session was that residents wanted to retain the current character of Lake Odessa, while planning for measured growth in the future. Through land use planning and zoning controls, the Village intends to ensure that the character of neighborhoods is preserved, that economic development is encouraged, and that the designated mixed-use areas become more vibrant and exciting places to be.

This Future Land Use plan constitutes the development policy of Lake Odessa, and as the Village moves into the future, the plan should be regularly updated to address how development and physical change has impacted the infrastructure and existing conditions.

Map 7: Future Land Use



Future Land Use

Village of Lake Odessa,
Ionia County, Michigan

September 18, 2026

LEGEND

- Residential - Preserve Neighborhood
- Residential - New Neighborhood
- Flex Development
- Commercial
- Core Downtown
- Industrial
- Neighborhood Mixed Use
- Recreation/Preservation
- LakeFront Residential

0 500 1,000
Feet



Basemap Source: Michigan Center for
Geographic Information, v. 17a.
Data Source: Village of Lake Odessa 2024.
McKenna 2025.



MCKENNA

Future Land Use Categories

RESIDENTIAL – PRESERVE NEIGHBORHOODS



General Characteristics

This future land use category is comprised of existing low-density residential areas. These areas typically feature single-family houses on the existing residential grid streets. Buildings in these areas were typically constructed in the mid-to-late twentieth century. **The key recommendation of this district is to protect and preserve the existing neighborhood character.**

While significant changes are not proposed, these areas can still be upgraded with sidewalks, lighting, crosswalks, landscaping, and other improvements.

Appropriate Land Uses

Typical uses include single-family homes with neighborhood parks and/or open space with convenient access to schools, places of worship, and government facilities.

Streets and Transportation

Streets in these areas are typically low-speed and low-volume. These street patterns should include high connectivity with accessible sidewalks on both sides of the street and bicycle infrastructure where appropriate.

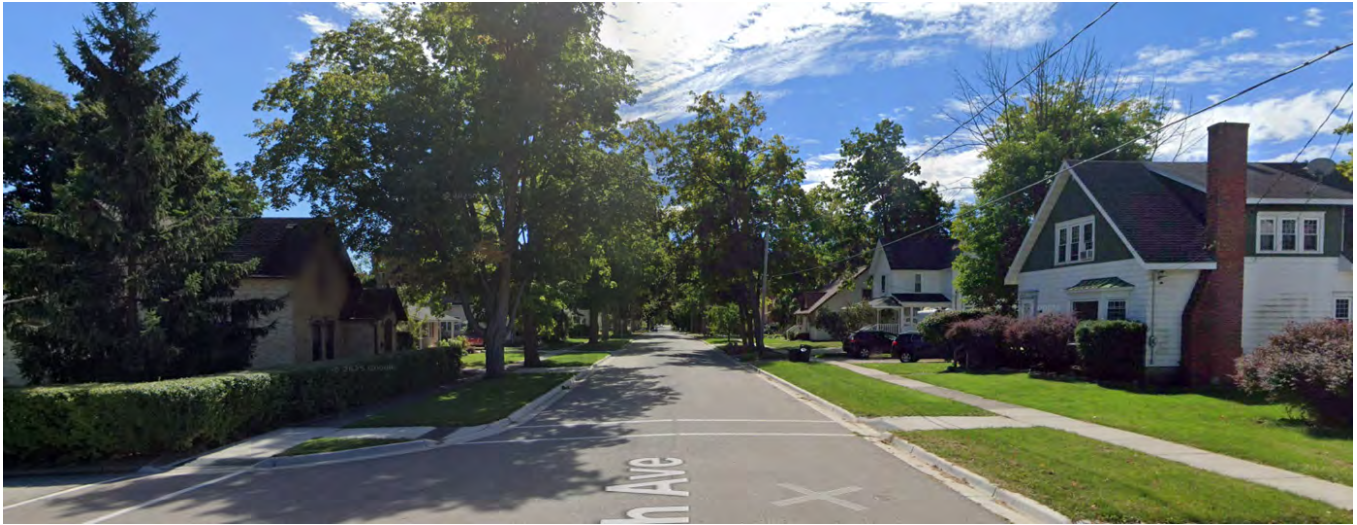
Building and Site Design:

Consistent with existing lot and site layout. Neither additional lot splits nor combinations of lots are envisioned. Any new construction or major renovations should be consistent with the existing character in terms of setback, height, architecture, and function.

Appropriate Zoning Districts (Rezoning Discouraged Except to Match Existing Development)

- » R-1 Low Density Residential
- » MH: Medium/High Density- Mobile Home Park

RESIDENTIAL – NEW NEIGHBORHOODS



General Characteristics

This Future Land Use category encompasses areas where new housing should be considered but should also ensure compatibility with the existing built environment. Some areas in this category are greenfield or undeveloped sites, while others are low-density neighborhoods where infill is appropriate—so long as the existing neighborhood character is preserved.

Some of these areas are located near downtown Lake Odessa and are developed in a grid street layout. Buildings in these areas were typically constructed in the early-to-mid twentieth century and feature a “bungalow” or “craftsman” housing typology. These areas feature favorable environments for infill development while maintaining their character. The primary purpose of this area is to provide opportunities for a diverse and affordable housing stock within the Lake Odessa community.

Appropriate Land Uses

Appropriate land use in these areas are single-family houses, duplexes, townhouses, small apartment buildings. Infill development should be similar in form, design, and intensity to the existing surroundings.

Streets and Transportation

Streets in these areas are typically low-speed and low-volume. These street patterns should include high connectivity with accessible sidewalks on both sides of the street and bicycle infrastructure where appropriate.

Building and Site Design:

Sites should be designed to maintain a human, walkable scale that promotes social interaction and does not negatively affect any existing nearby residential properties. Buildings should be designed with quality materials and be consistent with architectural styles common in the greater Ionia County area. Alternative architectural styles may be appropriate in some areas, provided that the unique design enhances the general character of the area. New construction or major renovations should be consistent with the existing character in terms of setbacks, height, architecture, and function.

Appropriate Zoning Districts (Rezoning Discouraged Except to Match Existing Development)

- » R-3 Low /Medium Density Residential
- » Medium High Density Multiple Residential
- » Planned Unit Developments meeting the goals of this category

FLEX DEVELOPMENTS



General Characteristics

This category is envisioned to allow flexibility as per demand and site suitability. Located as infill sites in the existing fabric of the Village, this category aims at creating suitable land uses as per the general demand of the land.

Appropriate Land Uses

Typical land use in this area resembles developments such as retail businesses, restaurants, and offices and incorporated residential uses including condos, townhomes, and cottage courts to more intense uses like light industrial or storage facilities as per demand and priority. Buildings must conform to a high standard of design and must be constructed close to the sidewalk to enhance walkability and the area's sense of place. Further, new construction must blend in with the surrounding architecture and fabric of the Village.

Streets and Transportation

The area is centered around existing uses like single family residential, industrial, utility and commercial areas. Streets are normally low volume but can see high-volume traffic during summer months. Pedestrians, bicycles, and transit must be accommodated and prioritized as this area will connect with the Downtown Core. Sidewalks should be constructed where they do not exist.

Building and Site Design

Buildings should be built with durable materials and should be architecturally compatible with surrounding neighborhoods. Buildings with a connection to the street, including designs with attractive front facades, entrances, and patios are all highly encouraged. Where practical, buildings should front the street and provide parking to the rear. Where this is not practical, front and side parking lots should be small and designed for maximum pedestrian comfort. Large areas of parking are highly discouraged, but if they must occur, they should be broken up with landscaped islands and trees.

Appropriate Zoning District

- » MF Medium High Density Multiple Residential
- » LI Light Industrial
- » HC Highway Commercial
- » R-1 Low Density Residential
- » R-3 Low /Medium Density Residential
- » Planned Unit Developments meeting the goals of this category
- » MU Mixed Use (TBD)

**General Characteristics**

The Commercial future land use designation provides for a confined area of commercial land uses. This area will offer services for residents of Lake Odessa and passers-by.

Appropriate Land Uses

This area seeks to preclude a strip pattern of development, and development and redevelopment in the Commercial area will be of a compatible scale to neighboring land uses.

Streets and Transportation

Streets should feature elements such as sidewalks, pedestrian scale lighting, and a tree canopy. Existing pedestrian and cyclist trails should be maintained. Additional pathways and associated amenities (e.g., bicycle racks, water fountains, wayfinding signage, lighting) should be constructed as needed. The connection of such pathways to connect the parks is strongly encouraged where feasible. Access control measures to foster safe traffic movement should be adopted wherever necessary.

Building and Site Design

A major objective of this plan is to allow commercial development in the Commercial district while protecting adjacent residential neighborhoods from any obnoxious activity. As such, parking lots, refuse containers, non-residential architecture, noise, and on-site lighting will be screened and buffered from nearby lands. Moreover, uses adjoining Jordan Lake will be less intensive and will continue the marine theme of the area.

Appropriate Zoning Districts

- » HC Highway Commercial

CORE DOWNTOWN



General Characteristics

This future land use category is designed to promote high-quality urban design and enhanced live/work/play elements within downtown Lake Odessa. This category is oriented towards granting greater flexibility towards specific uses while increasing building quality and livability in these areas. Due to its location and potential as a placemaking opportunity, this area represents the most intense mixed use future land use category. This area will also implement the objective of the tax increment financing and downtown development plan.

Appropriate Land Uses

Typical land use in this area resembles traditional, walkable “main street” developments such as small retail businesses, restaurants, civic uses, offices, and incorporate residential uses. Buildings must conform to a high standard of design and must fit the architectural style of the area. They must also be constructed close to the sidewalk to enhance walkability and the area’s sense of place. Businesses such as small retail stores, personal services, small offices (including medical) should populate ground floors of buildings. Residential uses or office uses should be on the upper floors.

Streets and Transportation

This area is centered around Fourth Avenue and its connections with the First and Second Street intersections. The area features a small-town street grid network surrounding it. Streets should be low-speed and low-volume with ample sidewalk and pedestrian facilities.

Building and Site Design

Buildings should be built with high-quality materials and should be architecturally compatible with the surrounding architecture of other downtown buildings. Buildings must have a welcoming connection to the sidewalk, including designs with attractive front facades and easily accessible entrances. Architectural variation is highly encouraged to create a character on long and connected facades.

Parking areas may be in the rear yards of buildings, but buildings should front the street and provide parking to the rear. Parking areas should be broken up with landscaped islands and trees, where applicable.

Appropriate Zoning District

- » CBD-Central Business District
- » Planned Unit Developments Meeting the Goals of this category

INDUSTRIAL



General Characteristics

Industrial is intended for office, manufacturing, research and development businesses, creative industries/artisan facilities (in certain circumstances) that are primarily adjacent to other industrial areas, as well as commercial and office-service areas. Developments should be designed and operated to be respectful of their surroundings, with minimal truck traffic, noise, odor, dust, or outdoor storage/operations.

Appropriate Land Uses

Appropriate uses include office, light manufacturing, artisan production, food and beverage production, creative industries, makerspaces, and research and development uses. Parking areas and loading zones must be properly buffered and landscaped.

Streets and Transportation

Streets should be designed in a pattern that allows access from abutting areas but does not encourage cut-through traffic by employees and trucks. Within the Industrial district, the streets should be designed to be sufficient for business-traffic. Non-motorized and transit connections are required to ensure employees can access the site by methods other than cars. Sidewalks should be constructed on both sides of the street in places where they do not currently exist.

Building and Site Design

Buildings should be constructed of high-quality materials which wrap around the entire building and feature attractive signage. Robust landscaping should be installed throughout the site, especially in areas that are adjacent to residential areas.

Industrial buildings should be supported by sufficient but not overly excessive parking areas. Parking areas may be in the front, side, or rear yards for buildings. Large parking areas should be broken with landscaped islands and trees.

Appropriate Zoning Districts

» LI Light Industrial

NEIGHBORHOOD MIXED-USE



General Characteristics

This future land use category is designed to create an activity center in the Village and serve as a zone of transition, from auto oriented fringe areas to a more pedestrian-oriented downtown like environment outside of the downtown but closer to the surrounding residential fabric. This area promotes enhanced live/work/play elements along major corridors. This category is oriented towards granting greater flexibility in land uses while increasing building quality and livability in these areas. These areas seek to enhance walkability by incorporating residential, commercial, and office uses in close proximity to each other.

This category is designed to be flexible and to adapt to the needs of a wide variety of uses of the Village. The unifying philosophy is to promote vibrancy through an appropriate mix of commercial, institutional, and residential uses, with site design that reflects the circulation needs dictated by the nearby corridor design

Appropriate Land Uses

Typical land use in these areas are retail stores, personal services, offices, medical clinics, and restaurants. Residential uses may be incorporated into mixed use developments, especially near the downtown and important street intersections. Schools, civic buildings, parks, and churches should also be encouraged. The intensity of development, and the degree to which it is automobile or pedestrian focused, should flex based on the proximity to major corridors, residential areas, and the Village's downtown.

Streets and Transportation

These areas are typically located along high-volume arterial roadways. These areas often exist near residential and commercial areas and must account for high levels of daily traffic variation, due to the mixture of land uses within the area. Where appropriate, pedestrian, transit, and bicycle upgrades should be made to support the development and enhance the connection to downtown. Sidewalks should be constructed where they currently do not exist.

Building and Site Design

Buildings should be built with durable materials and should be architecturally compatible with surrounding neighborhoods. Buildings with a connection to the street, including designs with attractive front facades, entrances, and patios are all highly encouraged. Where practical, buildings should front the street and provide parking to the rear. Where this is not practical, front and side parking lots should be small and designed for maximum pedestrian comfort. Large areas of parking are highly discouraged, but if they must occur, they should be broken up with landscaped islands and trees.

Appropriate Zoning District

- » MF Medium High Density Multiple Residential
- » CBD Central Business District
- » MU Mixed Use (TBD)



General Characteristics

This designation identifies park land and open space. Areas within this designation can be used for both passive and active recreation. Natural features and developed parklands should be compatible with the surrounding landscape and neighborhood.

Appropriate Land Uses

All areas should maintain uses which promote the inclusion of the public and provide recreational and gathering opportunities.

Streets and Transportation

Existing pedestrian and cycling trails should be maintained. Additional pathways and associated amenities (e.g., bicycle racks, water fountains, wayfinding signage, lighting) should be constructed as needed. The connection of such pathways to connect the parks is strongly encouraged where feasible.

Building and Site Design

There are no specific Building and Site Design recommendations in this Plan for the Recreation/Preservation designation, although high quality architecture is encouraged. Buildings should be well lit and highly visible, but of scale and appearance that is consistent with their surroundings and should provide public amenities. Parks should be maintained and upgraded as needed.



General Characteristics

This future land use category is composed of waterfront home sites. The sites are low-density residential areas, designed for single-family homes and summer cottages. The homes are on the waterfront of the Jordan Lake.

Appropriate Land Uses

Typical land uses in these areas are single-family homes and summer cottages. In addition to residential uses, the area is a great location for parks, churches, and open spaces. Property owners in this area should protect the waterfront and reduce the environmental impact on the natural area. Future development in this area should be in conjunction with other uses in the area.

Streets and Transportation

Streets should follow a connected pattern that respects topography and natural features and therefore may not constitute a true “grid.” Streets should feature elements such as sidewalks, pedestrian scale lighting, and a tree canopy. High-density residential land uses should be concentrated near frequently traveled road corridors in the Village. Sidewalks should be installed on both sides of the street, along with bicycle infrastructure where appropriate.

Building and Site Design

Sites should be designed to maintain a human, walkable scale that promotes social interaction and reduces unnecessary and unused lawn space for multi-unit dwellings (though preserved natural space is highly recommended).

Buildings should be designed with quality materials and consistent with architectural styles common in the greater Ionia County area. Alternative architectural styles may be appropriate in some areas, provided that the unique design enhances the general character of the area. Sites should include preserved natural spaces and/or appropriate landscaping consistent with the surrounding area. Developments should be scaled accordingly as to appropriately transition with the surrounding land uses. In general, developments should not obstruct the view or character of adjacent properties.

Appropriate Zoning Districts

» R-2 Lake Residential

Village Growth and Enhancement

The purpose of this section of the master plan is to envision a vibrant and prosperous future for the Village of Lake Odessa, through targeted investment, innovation zoning regulation and high-quality design.

JORDAN LAKE STREET FROM 4TH AVENUE TO FRENCH FRY LANE



Jordan Lake Street is a major thoroughfare for the Village and a vital link to access the Municipal Beach area and the downtown for visitors as well as residents of the Village. It also acts as a gateway to the Village from both the east and the west ends before it returns to its state highway character. This stretch which connects the public park, downtown and the beach lacks sidewalk accessibility in certain stretches (as shown in the non-motorized transportation map.)

Key Recommendation:

- » Develop a plan to implement sidewalks on both sides of the corridor to enhance walkability from downtown to the beach. In the long term, this will also connect to future development sites like the French Fry Lane Development.
- » Improve pedestrian crosswalks through marked crosswalks and enhanced crossing signage in accordance with the latest MUTCD guidelines along this stretch. These enhancements will encourage greater driver awareness and caution at intersections and throughout the corridor in the Village

MUNICIPAL BEACH AREA RE-VISIONING



The Village's Municipal Beach area, as depicted in the concept plan currently is one of the most iconic spots for the Village residents and visitors. Throughout the Master plan process, a consensus was found on open discussions about re-envisioning the beach side area to enhance the character and make it more welcoming.

At present, the main entrance to the Municipal Beach leads into a large, open parking lot, which includes minimal landscaping and covered parking structures used by the Village's Public Works Department. The area also features *Buddy's on the Beach*, a lakefront restaurant that operates year-round and serves as a local food destination.

The proposed vision for the area includes a more structured parking layout, a landscaped gateway, and improved non-motorized access from surrounding neighborhoods and nearby development sites. Additional green space is also proposed to create a more welcoming and recreational environment along the lakefront.

Municipal Beach Area Concept



- 1 **Landscape Enhancements for Improved Visibility:** Introduce decorative mounds with integrated signage to enhance visibility and create a visually appealing landmark.
- 2 **Lake View Drive Extension and Connectivity:** Extend Lake View Drive along the beachfront, eventually reconnecting with Jordan Lake Street. Use alternative paving materials to encourage low-speed vehicular movement and improve pedestrian walkability.
- 3 **Waterfront Transformation into a Park-like Setting:** Convert the existing paved area into a lawned waterfront space that serves as an extension of the sandy beach. This area can feature semi-permanent outdoor seating or remain as open green space for flexible use.
- 4 **Reconfigured Parking for a Pedestrian-Friendly Lakefront:** Utilize existing curb cuts on 2nd Avenue and Jordan Lake Street to relocate parking to the rear and west side of the lakefront restaurant. This change will make the east side of the restaurant predominantly car-free, enhancing the pedestrian experience.

FRENCH FRY LANE DEVELOPMENT



French Fry Lane extends north from Jordan Lake Street toward the railroad corridor, then turns west to connect Jordan Lake Street with Jordan Lake Avenue. The roadway currently provides access to key destinations, including McDonald's, Marco's Pizza, and the wastewater treatment facilities. A Village-owned parcel located directly east of the McDonald's remains vacant and presents a unique opportunity for infill development.

Based on community feedback collected through public input surveys and engagement activities, this site is well-suited for a mix of housing typologies that can address local housing needs. The location is strategically positioned with direct access to two major streets (Jordan Lake Street and Jordan Lake Avenue), and it lies in close proximity to the Municipal Beach while remaining at a modest distance from the downtown core.

By improving the roadway surface and incorporating sidewalks, French Fry Lane could serve as an enhanced connector that accommodates both new residential development and continued access to nearby businesses. These improvements would support multimodal access, promote walkability, and unlock the redevelopment potential of the surrounding area.

French Fry Lane Concept with Cottage



- 1 **Shared Parking:** Shared parking with separate entrance and exit curb cuts on Jordan Lake St with improved sidewalk connectivity.
- 2 **Common Green Space:** A common aspect of the Cottage court is that the units face a common green space on top of the small individual front and back yards.
- 3 **Multiple Unit Sizes:** The concept presented above demonstrates multiple sizes of cottage court units: a 1,600 sq. ft. unit and a 2,000 sq. ft. unit. These expand the housing choices even more. The bigger units have slightly bigger front and back yards compared to the smaller units.

French Fry Lane Concept with Townhouses



- 1 **Commercial Front:** A lot front with commercial-use with pedestrian friendly amenities will not only add some more vibrancy to the surrounding areas but also act as a gateway into the community from the east side of M-50.
- 2 **Common Green Space:** The common green space to the townhouses located behind the commercial front will act as a spatial buffer between the townhouses and the commercial front.
- 3 **Townhouses:** The concept presented accounts for classic townhouse concept with small front yards and bigger rear yards with detached parking.

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04. Implementing Viable Change

A Master Plan is at its strongest and most actionable when specific implementation tasks and strategies are included, described in detail, programmed into a timeframe, and clearly marked by which organization will be responsible for leading or supporting each item. Thus, below is an Action Plan that should be implemented by the Village. Further, the next section of this chapter includes potential resources for the Village and its partners to utilize in implementing the Action Plan.



Goals and Objectives

The following statements outline a preferred future for Lake Odessa and its residents. The overall time horizon for these statements is about twenty-five years. However, some of the goals may be reached in less time and others may prove to be more elusive. Nevertheless, these goals establish a framework for the future in Lake Odessa that is preferable to a continuation of current land use, economic and environmental trends.

A. ECONOMIC DEVELOPMENT

A.1 *The vitality of Lake Odessa will be secured through the expansion of existing businesses and the addition of new businesses. Lake Odessa will host a diverse range of commercial and public destinations for arts, entertainment, recreation and services that foster a prosperous community image and build an attractive identity for the Village.*

OBJECTIVES:

- A.1.a Continue to work with the local business community, the Downtown Development Authority and the area Chamber of Commerce to actively promote the “brand” of Lake Odessa appropriately representing the Village’s unique identity
- A.1.b Complete a market study which defines spending patterns and resident and tourist service needs; identifies various types of commercial uses needed in the Village to provide a full palette of retail opportunities; and recommends strategies to attract users in underserved market segments. Implement recommendations and strategies as appropriate.
- A.1.c Work with the local business community, the Downtown Development Authority, and the Chamber of Commerce to provide the services needed for Lake Odessa residents to foster local ownership and entrepreneurship.
- A.1.d Determine an appropriate method to identify industries and businesses served by rail.
- A.1.e Continually identify and develop strategies for redevelopment at key sites throughout the Village as described in this plan.
- A.1.f Recommend improvements outlined in Lake Odessa’s DDA and TIF Plan.

A.2 *Profitable community- and environmentally friendly development will be in proximity to appropriate infrastructure and services.*

OBJECTIVES:

- A.2.a Identify potential sites for industrial and commercial development and explore alternative means of financing to encourage such development within the Village as described in this plan.
- A.2.b Identify and prioritize areas for redevelopment and strengthen programs and/or adjust policies to make the areas productive.
- A.2.c As described in the zoning plan, review and modify zoning regulations in response to economic conditions to ensure the natural beauty of the Village and to balance the public interest with private interests.
- A.2.d Work with regional partners such as the Ionia County Economic Alliance (ICEA), The Right Place, and the West Michigan Regional Planning Commission in bringing new businesses to Lake Odessa as opportunities become available.

B. RECREATION

B.1 Jordan Lake will be clean and healthy, supporting a balance of native and natural plant and wildlife communities and a sustainable level of human activity.

OBJECTIVES:

- B.1.a Working in conjunction with Odessa Township, Woodland Township and the Jordan Lake Improvement Board, define the environmental carrying capacity of Jordan Lake and employ the resulting analysis to guide land use decisions in the Village and Township.
- B.1.b Continue the current efforts on lake improvements through the programs set forth by the Jordan Lake Improvement board.
- B.1.c Expand and strengthen storm water management standards to reduce the quantity and velocity of runoff and increase the quality of the runoff.

B.2 The residents of Lake Odessa will enjoy enhanced parks and recreation facilities and activities.

OBJECTIVES:

- B.2.a Implement a plan to augment Lake Odessa Municipal Beach, Village Park, and other pertinent areas as per the community feedback generated as a part of this plan.
- B.2.b Collaborate with the owners and appropriate partner entities to support physical improvements to the Fairgrounds, explore opportunities to strengthen tourism in the area, and evaluate potential alternative or complementary uses that align with community goals.
- B.2.c Continue to maintain an up-to-date Parks and Recreation Plan to plan for recreation improvements and maintain eligibility for grant assistance from the DNR.
- B.2.d Develop a site plan to improve efficiency, walkability and design aesthetic of the lake side sub area as mentioned under the future land use map.

C. TRANSPORTATION

C.1 A safe, pedestrian-friendly, aesthetically attractive and well-maintained system of roadways and walkways will serve Lake Odessa and provide efficient links within the Village and between the Village and the larger Michigan region.

OBJECTIVES:

- C.1.a Establish and maintain effective ties of communication and coordination between the Village and the Michigan Department of Transportation.
- C.1.b Collaborate with the Michigan Department of Transportation to develop safe and effective pedestrian crossings at key points along M-50.
- C.1.c Complete an analysis of the impacts and practicality of existing parking along public streets. Implement a plan to reduce, retain or expand the car park based on results.
- C.1.d Coordinate with Odessa Township to encourage future development at the Village's periphery to incorporate pedestrian connections and street interconnectivity, supporting cohesive growth patterns as the Township considers future land use planning and regulation.

D. COOPERATION AND COMPREHENSIVE PLANNING

D.1 *Planning and land use decisions will be guided by principles of fairness, transparency, and equity, in alignment with the Village's development policies and long-term vision.*

OBJECTIVES:

- D.1.a Strengthen communication with Odessa Township to improve cooperation and coordination on key local and regional issues.
- D.1.b Establish a Joint Planning Commission with Odessa Township and extend local zoning into parts of Odessa Township to create a utility service boundary.
- D.1.c Coordinate workshops among local officials to achieve additional understanding on concerns of the Village and Township, to support coordination efforts, and to develop consensus on regional planning issues.
- D.1.d Explore the possibility of annexation, 425 Agreements or other forms of recognized regional cooperative planning structures with Odessa Township and employ agreeable measures.

E. PEOPLE, HOUSING AND COMMUNITY

E.1 *The Village will have a unique identity, including attractive, tree lined neighborhoods and a welcoming, small-town personality. New residential development will be appropriate in form and scale to existing neighborhoods, with walkable linkages to shopping, recreation and other areas.*

OBJECTIVES:

- E.1.a Develop and implement a program and/or stipulations to ensure the preservation of existing trees along new and existing residential streets and throughout neighborhoods.
- E.1.b Develop and implement zoning regulations to ensure context-sensitive non-residential development adjacent to neighborhoods. Conduct an analysis to find areas in the Village for various housing types which are currently not existing in the Village.
- E.1.c Work with the local historical society to develop an inventory of local historic buildings and sites and amend ordinances as appropriate and seek other feasible methods to protect and enhance them.

E.2 *Lake Odessa will be home to a distinctive collection of high-quality housing opportunities intended to serve the needs of all segments of the population.*

OBJECTIVES:

- E.2.a Complete an analysis of potential locations for in-fill housing for all ages. Adjust the Zoning Ordinance to provide such housing to promote a range of housing styles, in terms of architecture, accessibility and affordability.

E.3 *The residents of Lake Odessa will have a basic comprehension of land use and planning issues and will become increasingly more involved in the local decision-making process.*

OBJECTIVES:

- E.3.a Complete an analysis of methods to foster improved citizen participation and implement the best and most effective identified techniques.
- E.3.b Expand printed and electronic information exchange to disseminate consistent and useful information on Village planning issues. All planning documents will be posted on the Village website.
- E.3.c Strengthen the role of the Village Planning Commission in sponsoring educational workshops for residents and property owners regarding land use, planning, and related citizen concerns.
- E.3.d The Planning Commission should annually report the progress on implementation of this Plan to the Lake Odessa Village Council.

Zoning Plan

Following the adoption of this plan, the Village of Lake Odessa is committed to enhancing and updating the Village's Zoning Ordinance. One of the key purposes of the Zoning Ordinance updates and reviews are to ensure that the Village's regulations and requirements align with best practices in planning, ensure the Zoning Ordinance is compliant with State laws, and to overall enhance the quality of life for residents and business owners.

The following Table shows the relationship between the Village of Lake Odessa's Zoning Districts and Future Land Use categories as described in this Plan. Rezoning requests should be reviewed against this Table to determine whether the requested district is supported by this Plan.

Future Land Use Category	Appropriate Zoning Districts	
Residential – Preserve Neighborhood	Rezonings are discouraged, except to match existing development pattern.	
	MH	MH: Medium/High Density- Mobile Home Park
Residential – New Neighborhoods	R-3	Low /Medium Density Residential
	MF	Medium High Density Multiple Residential
	Planned unit developments meeting the goals of this category	
Flex Developments	MF	Medium High Density Multiple Residential
	LI	Light Industrial
	HC	Highway Commercial
	R-1	Low Density Residential
	R-3	Low /Medium Density Residential
	Planned Unit Developments Meeting the Goals of this Category	
	MU	Mixed Use (TBD) (Create new zoning district)
Commercial	HC	Highway Commercial
Core Downtown	CBD	Central Business District
	Planned Unit Developments Meeting the Goals of this Category	
Industrial	LI	Industrial
	PUD	Planned Unit Development (If consistent with the vision for this category)
Neighborhood Mixed-use	MF	Medium High Density Multiple Residential
	CBD	Central Business District
	MU	Mixed Use (TBD) (Create new zoning district)
Recreation/Preservation	PR	Public/Recreational
Residential – Lake Front	R-2	Low Density Lakeside Residential

RECOMMENDED ZONING AMENDMENTS

The following key amendments should be part of the anticipated Zoning Ordinance update following the adoption of this plan:

Housing and Neighborhoods

- » Establish regulations for street networks in newly built neighborhoods.
- » Determine at least three of the following housing types to establish as uses by right in the R-3 District and determine if any of the following housing types should be allowed in R-1.
 - Accessory Dwelling Units (if this option is chosen, establish simple and clear regulations for them)
 - Townhouses/Rowhouses
 - Triplexes
 - Quadplexes
 - 6-plexes
 - Commercial
 - Stacked Flats
 - First Floor Residential in Commercial Areas
 - Residential Above Commercial
 - Micro Units
 - Cottage Housing/Bungalow Courts
 - Tiny House

Downtown and Mixed Use

- » Consider a new Mixed Use Zoning District to implement the Neighborhood Mixed-use Future Land Use vision.
- » Ensure that at least two of the following are required in districts intended to regulate the build-out of the downtown area:
 - Build-to lines
 - Open store fronts
 - Outdoor dining
 - Minimum ground floor transparency
 - Front-facing doorways
 - Parking is located at the rear of the building
 - Walk-up windows
 - Public art program
 - Temporary or permanent parklets

Parking

- » Clarify shared parking regulations. Consider requiring adjacent parking lots to be connected to each other.
- » Consider requiring bicycle parking in certain circumstances and districts.

General

- » Ensure that all land uses are clearly defined.
- » Establish regulations for wind and solar energy, specifically encouraging on-site/rooftop installations.
- » Consider eliminating LC- Lake Side Commercial Zoning district to reflect appropriate existing conditions and future Village priorities.
- » Evaluate processes and criteria for consistency with best practices.
- » Give the Planning Commission final approval authority over all Site Plans, even those for Special Uses, PUDs, and Site Condominiums.
- » Determine appropriate bonuses and incentives for economic development, based on MEDC guidance.
- » Ensure that the sign ordinance complies with the US Supreme Court decision in *Reed v. Gilbert*.

Sustainability and Resiliency

In recent years, there has been a renewed emphasis on the concept of sustainability—that is, the ability of communities to maintain themselves economically, environmentally, and socially over time. The following pages include ways in which the Village of Lake Odessa and its citizens intend to work to protect the environmental and historical resources of the community.

CONSTRUCTION TECHNIQUES

Green building techniques can ensure that new and renovated buildings in Lake Odessa are environmentally sustainable. Examples include the United States Green Building Council’s Leadership in Energy and Environmental Design (LEED) program, the International WELL Building Institute, Green Globes, the Building Research Establishment Assessment Method, and others. Each program certifies new construction and renovations as environmentally sustainable. The organization uses checklists of building techniques to grade construction projects and assign “Silver,” “Gold,” or “Platinum” designations to them.

Lake Odessa can be in a good position to attract developments looking to attain LEED status by promoting sustainable design elements such as bike racks, sidewalks, reduced parking, and more for residential, industrial, and commercial building uses.

The table below lists a variety of construction materials, designs, and techniques that can reduce a community’s environmental impact and improve its sustainability for the future. Some are expensive and technical, while others are simple, easy, and cost very little to implement. Picking just a few of the most feasible for a project can go a long way in reducing the project’s environmental impact. Further, some techniques can be implemented inexpensively by homeowners if they are given the tools to execute them.

Site Design	Minimize Disturbed Area Maximize Permeable Surface Stormwater Management Density of Development	
Landscaping	Plant Trees Maximize Permeable Surface Green Roof	
Water	Rainwater Harvesting Stormwater Management “Graywater” Re-Use High-Efficiency Fixtures	
Energy/HVAC	Energy-Efficient Appliances Efficient Hot Water Distribution Pipe Insulation Combustion Venting Moisture Control	Room-by-Room Controls Enhanced Insulation South-Facing Windows Solar Panels Geothermal Energy
Building Materials	Recycled Materials Efficient Construction Management (reduce over-ordering) Environmentally safe Materials On-Site Waste Reduction	

ENERGY CONSUMPTION

With energy costs rising, one of the most important contributors to community sustainability is conservation. There are many ways to do so ranging from expensive and complex technology to simple, everyday solutions.

HOME ENERGY CONSERVATION

The simplest and easiest way to save energy at home is simply to use the heat and air conditioning less. This is easier said than done for many families, especially in Michigan winters. However, simple home remedies such as putting fans in the windows on hot days and dressing in layers on cold days can help reduce energy bills. Many families already practice these techniques as part of their everyday life.

Construction techniques can also help. Quality materials, such as insulation and windows, are obviously important, but design elements can also be important, such as large windows, especially facing south, to allow sunlight to heat (and light) the home. Finished basements are also a useful feature, because they tend to stay cool on hot summer days.

There are also more technical and complex solutions. These are not feasible for many families, but they should not be discouraged and indeed can be encouraged through zoning and other measures. Green roofs not only manage storm water, but they also serve to cool the home in the summer. Solar panels can dramatically reduce a family's electricity bill and can even, in some cases, be a source of income.

Geothermal heating and cooling systems can be especially effective in small towns and rural communities because large lots mean piping can be laid horizontally through the ground, which reduces the cost when compared to the vertical systems necessary in more dense areas. Furthermore, systems have been developed that allow river or stream water to be used as a natural cooling agent.

TRANSPORTATION

Most people use a large amount of energy in getting from place to place, and with fuel prices rising, this is increasingly becoming a budgetary strain on families, especially in communities where residents drive a long way to reach jobs, shopping, or school. For that reason, it is important for communities to be walkable and bikeable. The creation of additional non-motorized transportation options, as described elsewhere in this Plan, will allow residents of Lake Odessa to save on gas.

Another way that transportation resources can be saved is through improved communications technology. With better internet and wireless services, residents can use technology to commute, shop, and communicate, and will not have to drive as often.

EDUCATION AND IMPLEMENTATION

Many ways to improve community sustainability are simple but not widely implemented because people are unaware or do not understand their benefits. Thus, education about sustainability is important. A marketing campaign explaining the impact of various practices, not only on the environment, but also on the family budget, could be effective. Setting up a community garden, with or without composting, often results in other people starting their own backyard garden.

Federal tax incentives are available for energy efficiency upgrades by homeowners and landlords. Other communities have found success with these programs. Many homeowners would like to improve the efficiency of their properties but are unable to afford the upfront costs. This is especially true of seasonal residents, who worry about the cost of heating a home that they do not live in in the winter. Grant programs can offset those costs.

Action Plan



The Village of Lake Odessa’s Master Plan and its goals, objectives, and strategies recommend a future vision for the community. This vision is to build upon the Village’s existing assets and make the most of opportunities that can attract new development and residents to the community while protecting the Village’s natural beauty and resources. To put it simply, the plan for Lake Odessa is to create an economically, socially, and environmentally sustainable community where people want to live, work, visit and play.

The goals and objectives of this plan should be reviewed often and be considered in decision making by the Village. Successful implementation of this plan will be the result of actions taken by elected and appointed officials, Village staff, the Downtown Development Authority, the Planning Commission, public agencies, and private citizens and organizations.

The tables on the following pages present a detailed summary of all the recommended implementation activities, who is responsible for completing the activity, and available funding resources for each activity.

KEY

Priority		Timeframe		Responsibility (Color)	
A	Most Important	1	W/in one year		Project Lead
B	Very Important	2	1-3 years		Key Participant
C	Important	3	3+ years		Contributor

RESPONSIBILITY (ABBREVIATION)

IC	Ionia County
DDA	Downtown Development Authority
BO	Business Owners
MDOT	Michigan Department of Transportation
SM	State of Michigan
LPS	Lakewood Public Schools
HO	Homeowners
CM	Community Members
PC	Planning Commission
VC	Village Council
VS	Village Staff

FUNDING

Public	Includes public funds from the Village operating budget, County, and State funding. May also include local government bonds and grants.
Private	Includes funds from private sources such as grant monies, corporate funding, or property owners
DDA/TIF	Tax increment financing is provided by an authorized body. Please refer to the summary of economic development tools.

ACTION PLAN

PROJECT	PRIORITY	TIMEFRAME	RESPONSIBILITY			FUNDING		
			VILLAGE	OTHER GOVT	PRIVATE	PUBLIC	PRIVATE	TIF/DDA
Update the Zoning Ordinance and Zoning Map as described in the Zoning Plan.	A	1	VC PC VS			•		
Bring the Village's entitlement processes into compliance with MEDC Redevelopment Ready Best Practices.	A	2	VC VS			•		
Update the Village website consistent with MEDC Redevelopment Ready Best Practices.	A	2	VC VS			•		
Draft and adopt downtown design guidelines and architectural standards	A	3	PC VS DDA VC			•		•
Draft and adopt access management standards.	B	2	VC			•		
Draft and adopt a new "office/residential" zoning district.	B	2	VC DDA			•		•
Draft and adopt a new "Mixed Use" zoning district.	A	2				•		
Cooperation and partnerships with Odessa Township	B	2	VC DDA		BO	•	•	•
Develop a marketing package where development and redevelopment are desired in the Village	B	2	VC DDA		BO	•	•	•
Review and update this plan every five years.	C	3	VC PC VS			•		

CIVIC AND TRANSPORTATION IMPROVEMENTS

Project	Priority	Timeframe	RESPONSIBILITY			FUNDING		
			Village	Other Govt	Private	Public	Private	TIF/DDA
Improve pedestrian mobility improvements along Jordan Lake Street, Fourth Avenue and Second Avenue as described in this plan.	B	2	VC CS DDA			•		•
Update the Parks and Recreation Plan every five years and pursue MDNR Grant funding for recreation improvements.	B	2	VC VS			•		
Develop a plan for the Jordan Lake lakefront improvements described in this plan.	B	3	VC VS			•		
Construct sidewalks and implement pedestrian safety measures along Jordan Lake Avenue for a safe connection to the lakefront.	B	3	VC VS		BO HO	•	•	



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